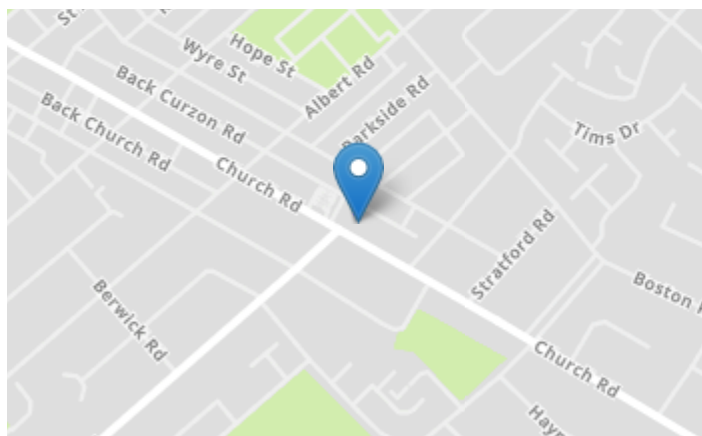


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	



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167 Church Road,
St Annes, Lytham St Annes, Lancashire, FY8 3TG



- Detached Family Home
- In Need Of Modernisation
- 3 Receptions
- 4 Bedrooms
- Garage & Driveway
- Chain Free
- Early Viewing Highly Recommended

£290,000

Leasehold
 Energy Efficiency Rating: D



167 Church Road, St Annes, Lytham St Annes, Lancashire, FY8 3TG

£290,000

This Deceptively Spacious Detached Family Home is in a very desirable location, being just a short walk from several schools and shops. The generous accommodation comprises 3 receptions, fitted kitchen, utility and integral garage, 4 bedrooms and a family bathroom. The property has gardens to the front, side and rear. Early viewing is highly recommended.

Tenure: Leasehold

Council Tax: Band E

Ground Floor

Entrance Hall

Radiator, stairs to first floor, door to:

Lounge 4.90m (16'1") max x 3.78m (12'5")
Double glazed window to side, double glazed bay window to front, radiator.

Dining Room 4.23m (13'11") x 3.58m (11'9")
Radiator, patio door, door to:

Kitchen 4.18m (13'9") x 3.07m (10'1")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, built-in double oven, built-in hob with extractor hood over, double triple window to side, radiator, door to:

Garage 5.81m (19'1") x 2.82m (9'3")
With power and light connected, window to side, folding garage door, courtesy door to rear.

Sitting Room 4.12m (13'6") x 2.86m (9'5")
Double glazed window to rear, radiator, wall mounted gas heater, door to:

Hallway

Access to:

Utility Room 3.06m (10'1") x 2.60m (8'7")
Plumbing for washing machine, space for tumble dryer, window to side, radiator, wall mounted gas heater, door to storage cupboard, housing wall mounted boiler, external door to side.

First Floor

Landing

Door to:

Bedroom 1 5.13m (16'10") max x 3.91m (12'10")
Double glazed bay window to front, double glazed window to side, radiator.

Bedroom 2 4.39m (14'5") x 3.78m (12'5")
Double glazed window to side, double glazed window to rear, radiator.

Bedroom 3 4.12m (13'6") x 2.63m (8'8")
Double glazed window to front, radiator.

Bedroom 4 2.41m (7'11") x 2.40m (7'10")
Double glazed window to front, radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap and shower enclosure with fitted shower, full height tiling to all walls, heated towel rail, shaver point and light, obscure double glazed window to rear.

WC

Obscure double glazed window to rear, WC, part tiled walls.

External

Corner plot with gardens to three aspects. Driveway leading to the garage with off street parking space.

