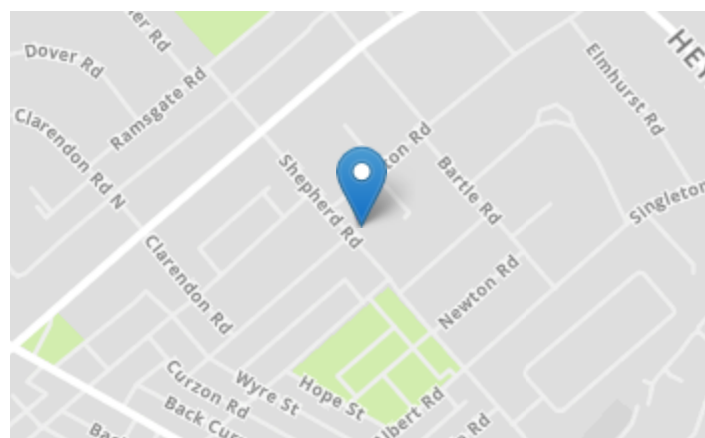
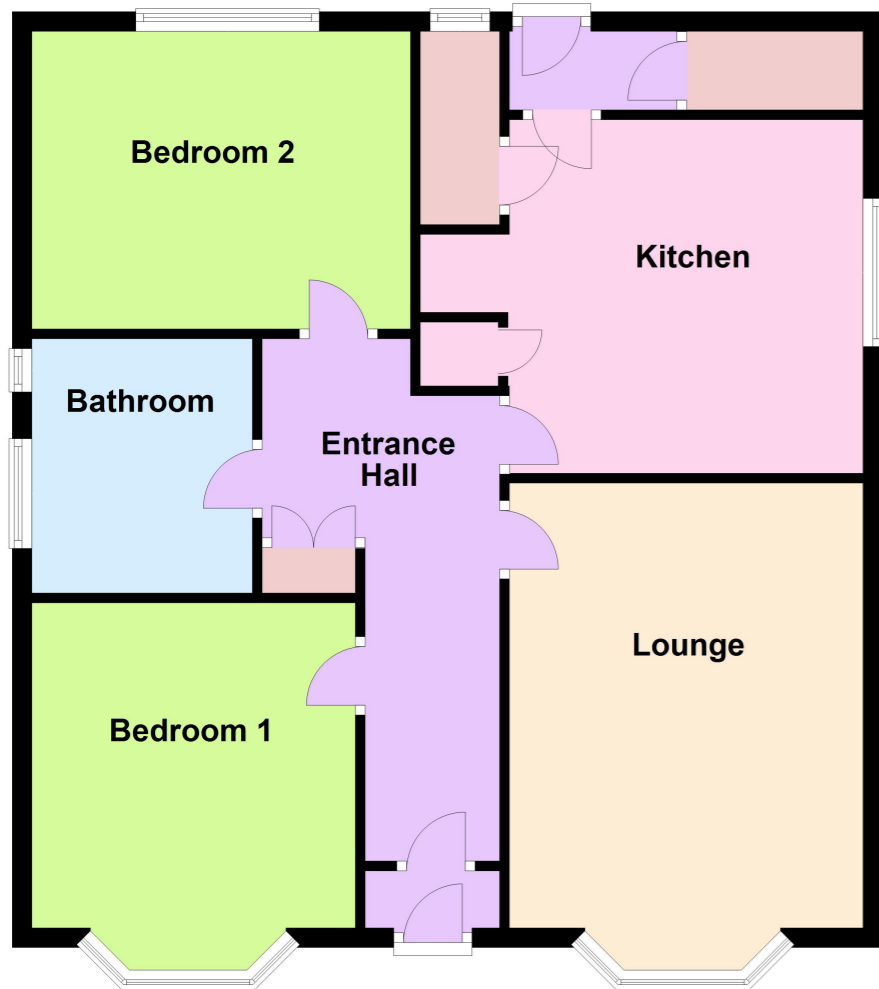


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs		82	66

England, Wales & N.Ireland

Ground Floor
Approx. 78.3 sq. metres (843.1 sq. feet)



01253 713 695
21 Orchard Road, St. Annes FY8 1RY
01253 731 222
11 Park Street, Lytham FY8 5LU

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17 Shepherd Road,
Lytham St Annes, Lancashire, FY8 3JB

- Double Fronted Detached True Bungalow
- Large Reception
- Fitted Dining Kitchen
- 2 Double Bedrooms
- Bathroom
- Large Rear Garden
- Viewing Essential



£229,950

Leasehold
Energy Efficiency Rating: D



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(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.
(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



17 Shepherd Road, Lytham St Annes, Lancashire, FY8 3JB £229,950

This detached true bungalow is conveniently located for access to shops and services and a stones throw from the local park. The accommodation comprises a lounge, a fitted kitchen, two double bedrooms and a bathroom. Outside there are gardens to the front and rear, a driveway and a garage.

Council Tax: Band C

Tenure: Leasehold



Ground Floor

Porch

Door to:

Entrance Hall

Radiator, double door to storage cupboard, loft hatch with pull-down ladder giving access to part board roof space, door to:

Lounge

5.10m (16'9") max into bay x 3.62m (11'10")
Double glazed bay window to front, radiator, TV point, coving to ceiling.

Kitchen

3.62m (11'10") x 3.61m (11'10")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, built-in double oven, built-in four ring gas hob with extractor hood over, double glazed window to side, Storage cupboard, radiator, wall mounted boiler, door to storage cupboard with plumbing for washing machines and window to rear, door to:

Rear Porch

Door to storage cupboard, door to rear garden.

Bedroom 1

3.91m (12'10") max into bay x 3.31m (10'10")

Double glazed bay window to front, fitted bedroom suite with a range of wardrobes, radiator.

Bedroom 2

3.87m (12'8") x 3.04m (10')

Double glazed window to rear, radiator.

Bathroom

Fitted with four piece suite comprising bath, pedestal wash hand basin, double shower enclosure with fitted electric shower and WC, part tiled walls, extractor fan, two obscure double glazed windows to side, radiator.

External

Gardens to the front and good sized rear of the property with lawned and planted areas. Driveway leading to a brick-built garage with up-and-over door.

