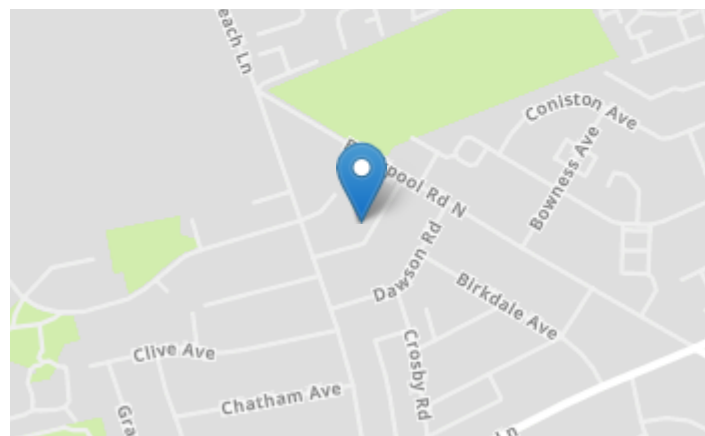
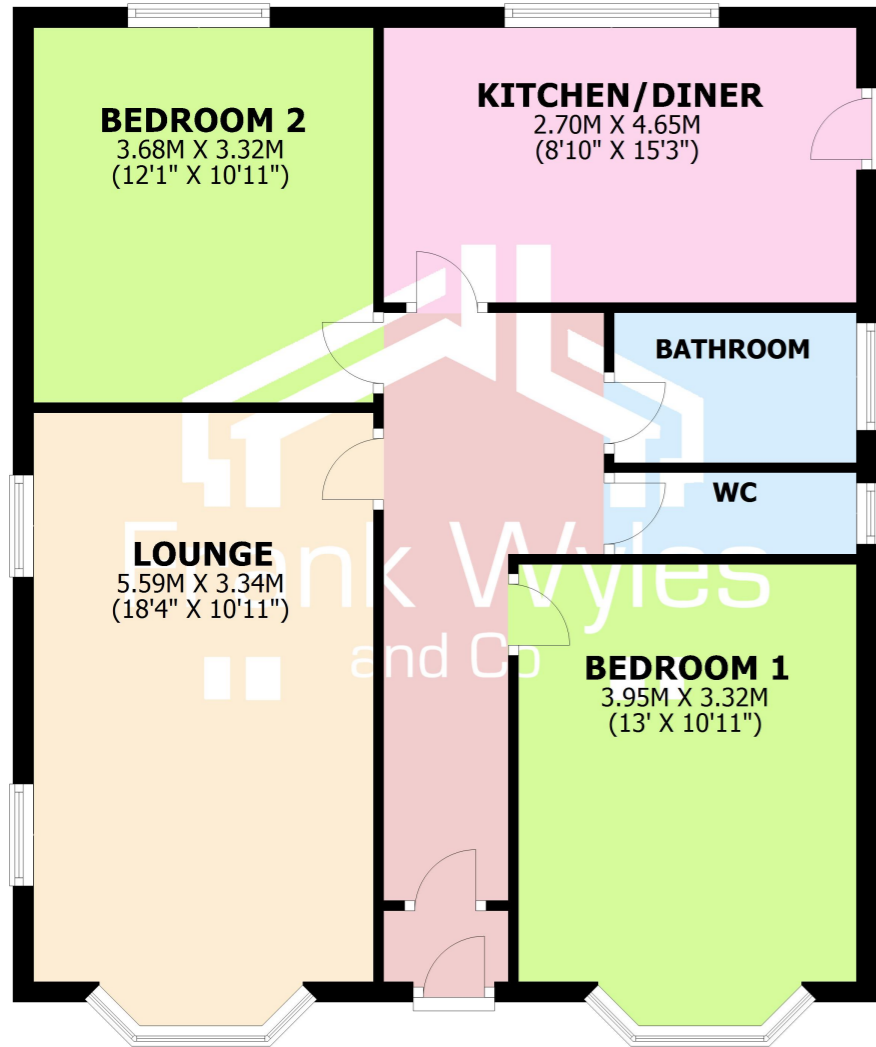


GROUND FLOOR

APPROX. 75.7 SQ. METRES (815.2 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 Formby Road,
Lytham St Annes, Lancashire, FY8 3AL

- Double Fronted Detached True Bungalow
- Requiring some Modernisation
- Lounge & Kitchen Diner
- 2 Double Bedrooms
- Garage & Driveway
- No Onward Chain
- Viewing Essential



£199,950

Leasehold
Energy Efficiency Rating: D



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(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



17 Formby Road, Lytham St Annes, Lancashire, FY8 3AL

£199,950

A Must See! This chain three double fronted detached true bungalow is in a very popular location, being just a short walk from several shops and transport links. The property does require modernisation but offers huge potential and briefly comprises a lounge, kitchen diner, two double bedrooms, family bathroom and a separate WC. There is an enclosed private garden to the rear, garage and driveway. Early Viewing is highly recommended!

Council Tax: Band C

Tenure: Leasehold



Entrance Porch

Secure UPVC double glazed front door, tiled floor, door to:

Entrance Hall

Glazed door, cupboard housing metres, radiator, door to:

Lounge

5.59m (18'4") x 3.34m (10'11")

UPVC double glazed bay window, two further UPVC double glazed windows to the side, ceiling cornice, radiator, TV points, feature living flame gas fire with tiled hearth and surround.

Kitchen / Diner

4.65m (15'3") x 2.70m (8'10")

Fitted kitchen with a matching range of base and eyelevel kitchen cabinets with complimentary countertop over, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for fridge freezer, wall hung gas boiler, radiator, part tiled walls, part wood panelled walls, space for gas oven.

Bedroom 1

3.95m (13') x 3.32m (10'11")

UPVC double glazed bay window, fitted bedroom suite comprising fitted wardrobes and bedside cabinets, radiator.

Bedroom 2

3.68m (12'1") x 3.32m (10'11")

UPVC double glazed window overlooking the rear garden, fitted bedroom suite comprising fitted wardrobes, radiator.

Bathroom

Fitted bathroom comprising panel bath with grab rail, electric shower over with shower curtain rail, wash hand basin with taps, part tiled walls, loft hatch giving

access to the loft., obscure UPVC double glazed window.

Separate WC

Obscure UPVC double glazed window, low-level WC.

External

Front

Wall front garden, mainly laid to lawn with established borders, driveway with offstreet parking for two cars leading to a brick built single garage.

Garage

Single garage with an up and over door, power and light, obscure UPVC double glazed window.

Rear Garden

Enclosed very private walled rear garden mainly laid to lawn with borders.

