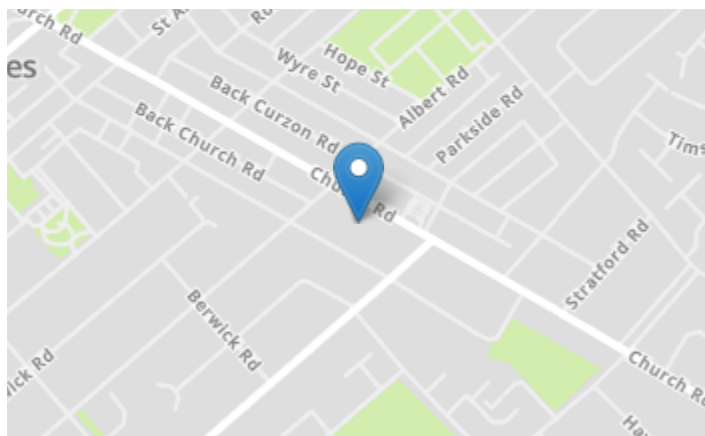
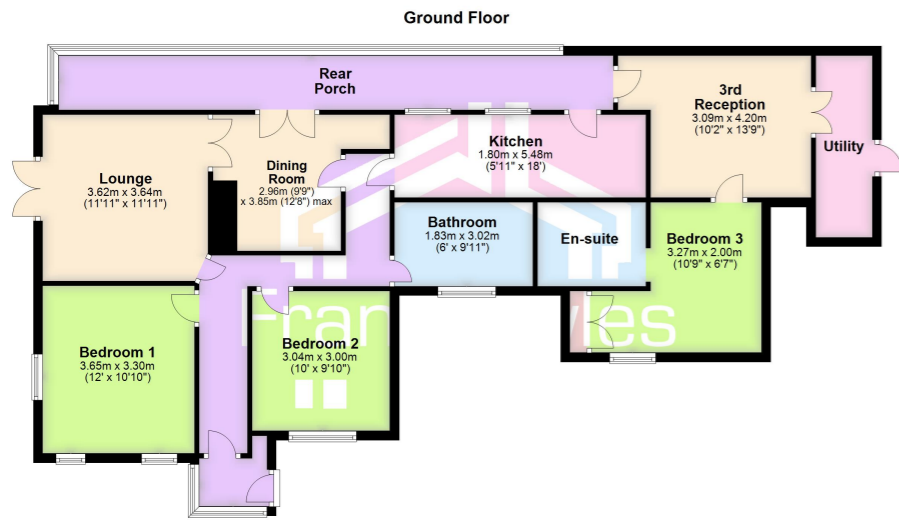


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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134 Church Road ,
St. Annes, Lytham St. Annes, Lancashire, FY8 3TH



- Detached True Bungalow
- Close To Several Shops & Transport Links
- Flexible Accommodation, 3 Bedrooms & 3 Receptions
- 2 Bathrooms
- No Onward Chain
- Viewing Essential

Offers Over
£225,000

Freehold
 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.



134 Church Road ,

St. Annes, Lytham St. Annes, Lancashire, FY8 3TH

Offers Over £225,000

This corner sited Detached True Bungalow in a sought after location convenient for local services and amenities and offers flexible accommodation with 3 Bedrooms and 3 Receptions. The property comprises Front and Rear Porches, Lounge, Dining Room, Family Room, Dining Kitchen, 3 Bedrooms, Bathroom and an extensive Conservatory/Hallway (42' x 4') to the rear elevation. Early Viewing Is Highly Recommended.

Council Tax Band: D

Tenure: Freehold



Ground Floor

Porch

Window to side, window to front, tiled flooring, door.

Obscure double glazed window to front, radiator, open plan, double door to Storage cupboard, door to:

Entrance Hall

Radiator, door to:

En-suite

Fitted with three piece suite comprising bath with shower attachment and mixer tap, pedestal wash hand basin and WC, part tiled walls.

Kitchen 5.48m (18') x 1.80m (5'11")

Fitted with a matching range of base units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, built-in oven, built-in hob, two windows to rear, radiator, door to:

Bathroom

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, shower enclosure with fitted electric shower and WC, extractor fan, double glazed window to front, radiator.

Rear Porch

Window to side, window to rear.

Utility 3.96m (13') x 1.23m (4')

Stainless steel sink with single drainer, door to:

Dining Room 3.85m (12'8") max x 2.96m (9'9")

Radiator, two double doors, door to:

Garage

Single garage with up an over door.

Bedroom 1 3.65m (12') x 3.30m (10'10")

Two double glazed windows to front, double glazed window to side, radiator, door to:

Garden

Low maintenance gardens to the front, side and rear.

Lounge 3.64m (11'11") x 3.62m (11'11")

Radiator, double door, door to:

3rd Reception 4.20m (13'9") x 3.09m (10'2")

Double door to Utility, door to:

Bedroom 2 3.04m (10') x 3.00m (9'10")

Double glazed window to front, radiator.

Bedroom 3 3.27m (10'9") x 2.00m (6'7")

