



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

sales@frankwyles.com
 www.frankwyles.com
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7 Sabden Place, Lytham St Annes, FY8 3QH

- Detached Chalet Bungalow
- Chain Free
- Large Reception Room
- 3 Bedrooms
- Driveway & Single Garage
- Viewing Highly Recommended



£179,950

Freehold (to be confirmed)
 Energy Efficiency Rating:





7 Sabden Place, Lytham St Annes, FY8 3QH £179,950

This detached chalet bungalow is located in a popular location within easy access for shops and schools. The spacious accommodation comprises a large reception room, fitted breakfast kitchen, a ground floor wc, three bedrooms, a bathroom and a separate wc. Outside there is a driveway, a garage and gardens to the front and rear.

Council Tax: Band D

Tenure: Freehold



Ground Floor

Entrance Hall

Stairs to first floor with storage cupboard under, sliding door to Kitchen, door to:

Lounge

8.44m (27'8") x 3.64m (11'11")

Double glazed window to front, double glazed window to rear, two radiators, TV point, coving to ceiling, gas fire with marble inset and hearth.

Kitchen

3.50m (11'6") x 2.92m (9'7")

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric point for cooker, double glazed window to rear, radiator, door to:

Bedroom 3

3.50m (11'6") x 3.24m (10'7")

Double glazed window to front, radiator, vanity cupboard housing wash hand basin with mixer tap and storage under.

WC

Obscure double glazed window to side, fitted with two piece suite comprising corner wall mounted wash hand basin with tiled splashback and WC.

First Floor

Landing

Double glazed window to side, door to storage cupboard, door to:

Bedroom 1

4.74m (15'6") x 3.28m (10'9")

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

Bedroom 2

4.74m (15'6") x 2.92m (9'7")

Double glazed window to rear, radiator.

Bathroom

Fitted with two piece suite comprising panelled bath with separate shower over, mixer tap and glass screen and pedestal wash hand basin with mixer tap, full height tiling to all walls, obscure double glazed window to side, radiator.

WC

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

External

Driveway with off street parking for several vehicles and leading to a garage with double doors and courtesy door to side. Gardens to the front and rear of the property.

