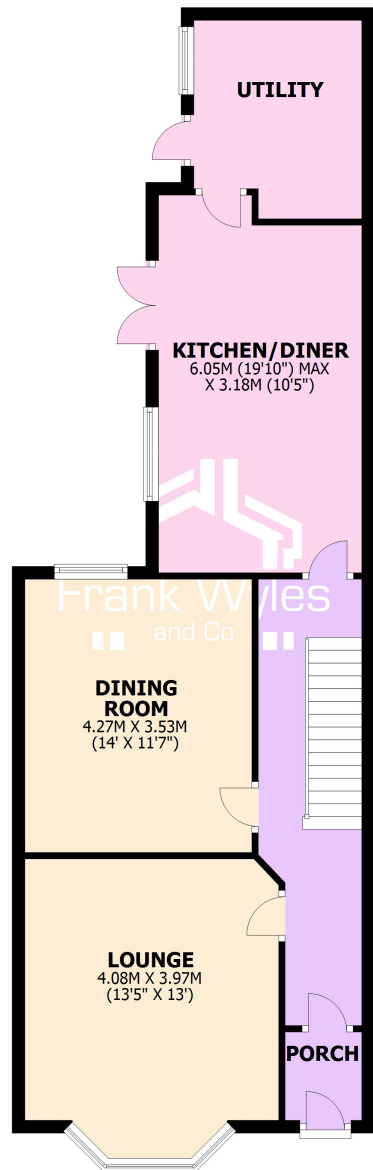


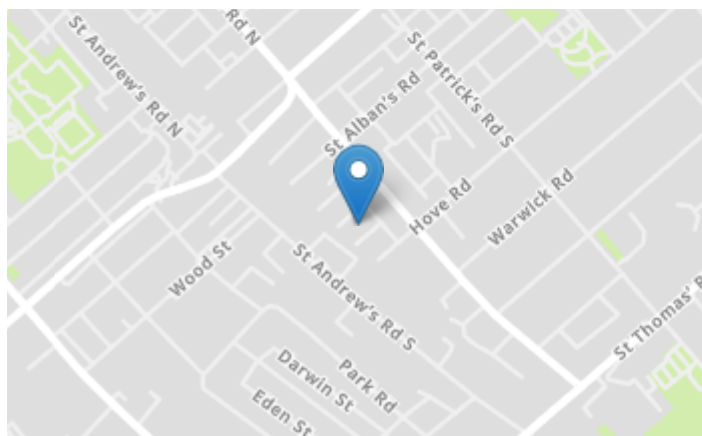
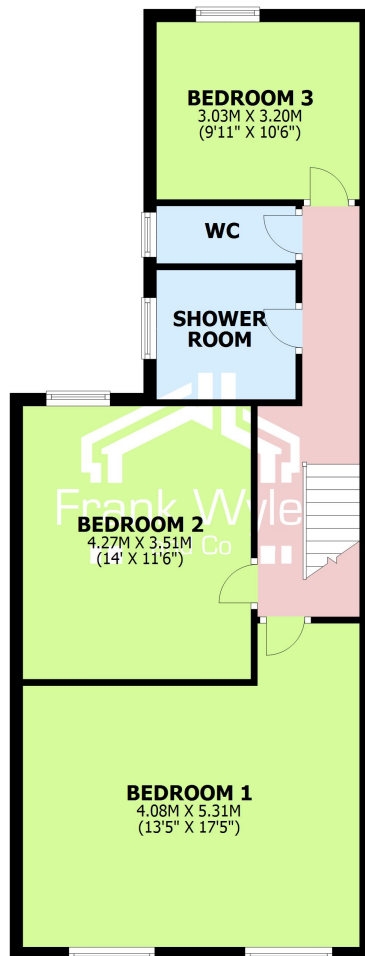
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs		77	47

England, Wales & N.Ireland  
EU Directive 2002/91/EC

**GROUND FLOOR**



**FIRST FLOOR**



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**13 Springfield Road,  
Lytham St Annes, Lancashire, FY8 1TW**

- Stunning mid terraced property
- Very generous accommodation
- Retaining many original features
- Two receptions and large dining kitchen
- Three bedrooms
- Modern shower room
- Viewing essential



**£215,000**

Leasehold  
Energy Efficiency Rating: E



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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 no authority to make or give any representation or warranty whatever in relation to this property.





# 13 Springfield Road, Lytham St Annes, Lancashire, FY8 1TW £215,000

This stunning mid terrace home is a real credit to the current owners. The property has been tastefully refurbished throughout, whilst maintaining many original features. Situated in a very popular location, being just a short walk from the square, the seafront and several schools, the generous accommodation briefly comprises two reception rooms, large fitted dining kitchen, utility room, three good size bedrooms, shower room and a separate WC, enclosed garden to the rear. Early viewing is highly recommended!

Tenure: Leasehold

Council Tax: Band C

## Ground Floor

### Porch

Secure front door with glazed panel, ornate tiled flooring, part leaded stained glass door leading to:

### Entrance Hall

Lovely high ceilings with original ceiling cornice, radiator, door to under stairs storage, door to:

### Lounge

4.08m (13'5") x 3.97m (13')

UPVC double glazed bay window overlooking the front garden, ceiling cornice, character feature fireplace with coal fire, granite hearth and ornate tiled inset, exposed wooden flooring, TV point, built-in bookshelves, radiator.

### Dining Room

4.27m (14') x 3.53m (11'7")

UPVC double glazed window overlooking the rear courtyard, ceiling cornice, exposed wooden flooring, telephone point, feature log burner on tiled hearth, exposed brick fireplace

### Dining Kitchen

6.05m (19'10") max x 3.18m (10'5")

Lovely solid wood kitchen with a matching range of base and eye level units with complimentary countertops over, 1 1/2 stainless steel sink with mixer tap, plumbing for dishwasher, space for six ring gas burner with double oven, extractor hood over, part tiled walls, radiator, low-voltage spotlights, UPVC double glaze window to the side, UPVC double glazed patio doors leading to the garden, door to:

### Utility

3.10m (10'2") max x 2.35m (7'9")

Fitted kitchen cabinets with countertop over, 1 1/2 stainless steel sink with mixer tap, plumbing for washing machine, space for fridge, space for freezer, hanging rail for drying, radiator, tiled floor, UPVC double glazed door to the garden, UPVC double glazed window to the side.

## First Floor

### Landing

Ceiling cornice, loft hatch with access to loft, central glass panel giving extra natural light to the hallway, door to:

### Bedroom 1

5.31m (17'5") x 4.08m (13'5")

Spanning across the front of the property with two UPVC double glazed windows to the front, radiator, original ornate fireplace with tiled hearth, fitted wardrobes, SpaceSaver staircase leading to the loft Area with power and light, ceiling cornice and ceiling rose.

### Bedroom 2

4.27m (14') x 3.51m (11'6")

Fitted wardrobe, original ornate fireplace with tiled hearth, UPVC double glazed window overlooking the rear, radiator, ceiling rose and ceiling cornice.

### Bedroom 3

3.20m (10'6") x 3.03m (9'11")

UPVC double glazed window to the rear, radiator, ceiling corners.

### Shower Room

Modern three-piece suite comprising double shower enclosure fixed shower head and adjustable shower head, sink with mixer tap, low-level WC, full tiled walls, tiled floor, panelled ceiling with low-voltage spotlights, UPVC obscure double glazed window to the side.

### Separate WC

Low-level WC, radiator, ceiling cornice, obscure UPVC double glazed window to the side.

### Front

Walled front garden with pathway leading to the front door, well-stocked garden

### Rear Garden

Raised ornate tiled area, low maintenance enclosed walled rear garden with raised borders, two wall lights, double doors leading to service road and a paved seating area, perfect for relaxing.

