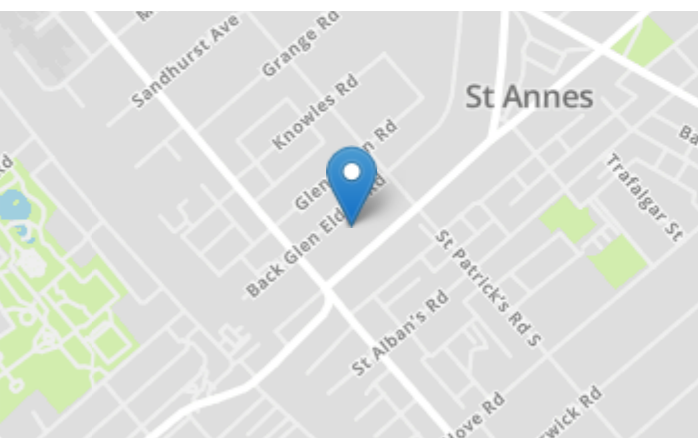
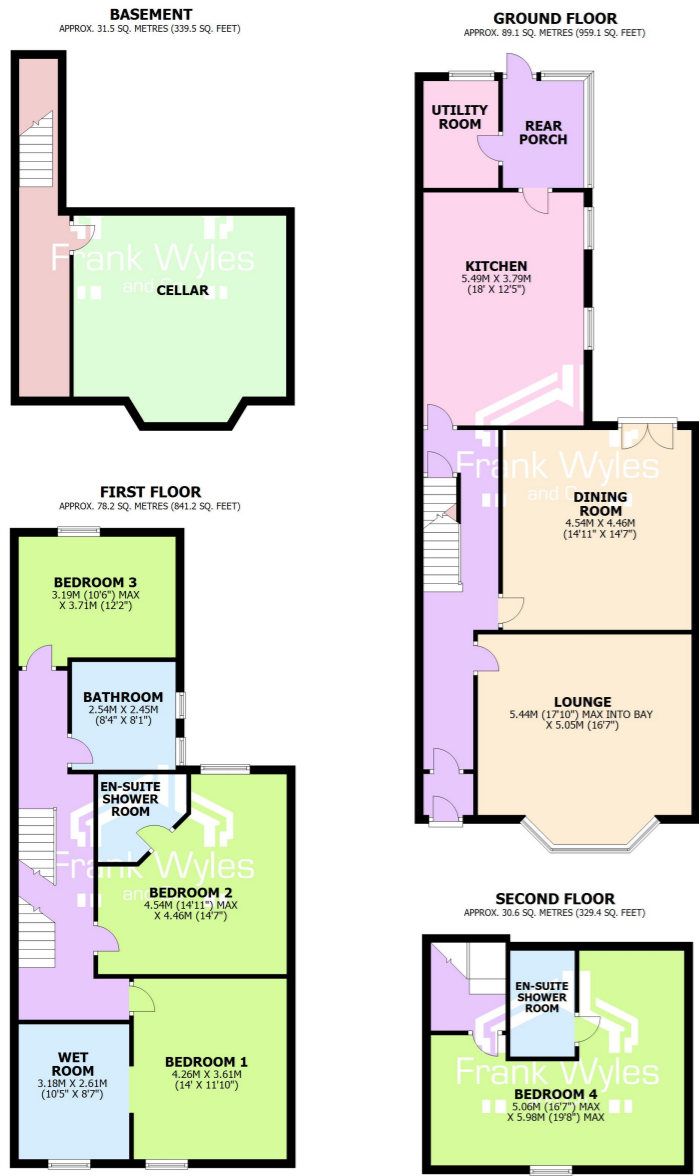


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81 to 100)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs		7.5	48

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



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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.

**10 St Annes Road East,**  
Lytham St Annes, Lancashire, FY8 1UL



- Halls Adjoining Semi Detached House
- Chain Free
- 2 Receptions & Large Dining Kitchen
- Four Bedrooms
- Four Bathrooms
- Viewing Essential

**£299,950**

Leasehold  
Energy Efficiency Rating: E





# 10 St Annes Road East, Lytham St Annes, Lancashire, FY8 1UL £299,950

This spacious, halls adjoining semi detached house is located just a short walk from the town centre. The accommodation is over three floors and comprises two reception rooms, a dining kitchen, a utility room, four bedrooms, three en-suites and a bathroom. There is basement storage, a garage and gardens to the front and rear. The property is chain free.

Tenure: Leasehold

Council Tax: Band E

## Ground Floor

Porch  
Door to:

Entrance Hall  
Stairs to first floor, enclosed staircase to basement, door to:

Lounge  
5.44m (17'10") max into bay x 5.05m (16'7")  
Double glazed bay window to front, two radiators, TV point, dado rail, decorative coving to ceiling, fireplace with wooden surround and tiled inset.

Dining Room  
4.54m (14'11") x 4.46m (14'7")  
TV point, dado rail, coving to ceiling with wooden surround and tiled inset, double doors to rear garden.

Kitchen  
5.49m (18') x 3.79m (12'5")  
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, plumbing for dishwasher, space for fridge/freezer, two double glazed windows to side, high level double glazed window to rear, radiator, coving to ceiling, wall mounted concealed boiler, door to:

Rear Porch  
Double glazed windows, door to rear garden, door to:

Utility Room  
Plumbing for washing machine, space for tumble dryer, obscure double glazed window to rear, wall mounted wash hand basin with tiled splashback, and WC, extractor fan.

## First Floor

Landing  
Radiator, dado rail, stairs to second floor, door to:

Bedroom 1  
4.26m (14') x 3.61m (11'10")  
Double glazed window to front, fitted bedroom suite with a range of wardrobes, radiator, doorway to:

Wet Room  
Fitted with four piece suite comprising shower area with fitted electric shower, bath, pedestal wash hand basin, and WC, part tiled walls, double glazed window to front, radiator.

Bedroom 2  
4.54m (14'11") max x 4.46m (14'7")  
Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator, door to:

En-Suite Shower Room  
Fitted with three piece suite comprising shower area with fitted electric shower, vanity wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, extractor fan, radiator.

Bedroom 3  
3.71m (12'2") x 3.19m (10'6") max  
Double glazed window to rear, radiator.

Bathroom  
Fitted with four piece suite comprising panelled bath, vanity wash hand basin with storage under and mixer tap, shower enclosure with fitted shower and WC, part tiled walls, two obscure double glazed windows to side, radiator.

## Second Floor

Landing  
Door to:

Bedroom 4  
5.98m (19'8") max x 5.06m (16'7") max  
Double glazed window to front, radiator, door to:

En-Suite Shower Room  
Fitted with three piece suite comprising shower cubicle with fitted electric shower, pedestal wash hand basin and WC.

External  
Lawned garden to the front of the property. Enclosed rear yard, outbuilding, double gates from rear service road allow vehicular access to the attached garage with up-and-over door.

