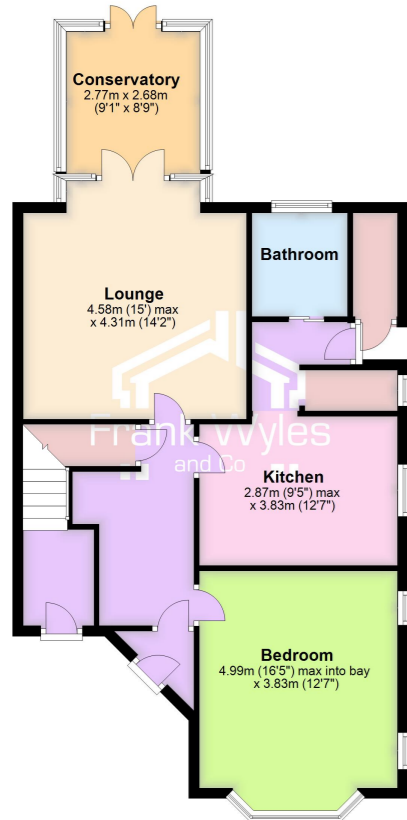
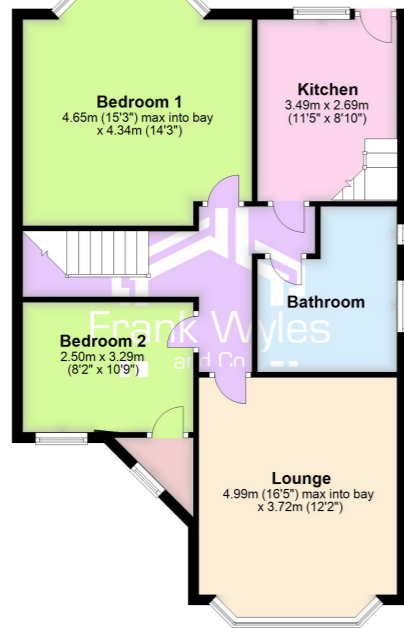


| Energy Efficiency Rating | |
|---|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| (92-100) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 66 68 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England, Scotland & Wales | |

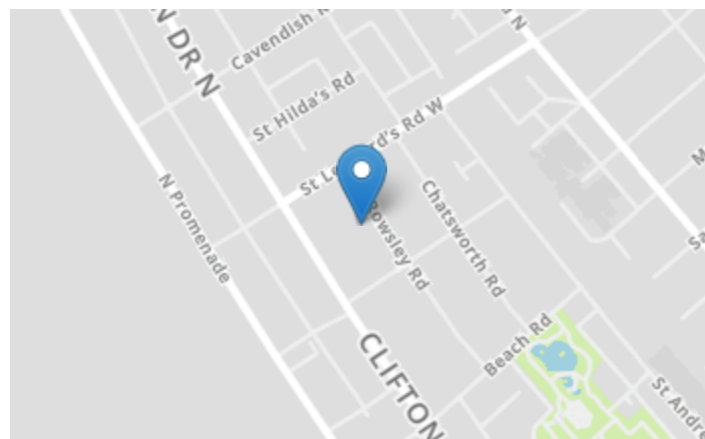
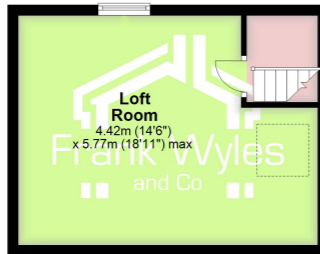
Ground Floor
Approx. 79.0 sq. metres (850.8 sq. feet)



First Floor
Approx. 71.6 sq. metres (770.9 sq. feet)



Second Floor
Approx. 25.5 sq. metres (274.6 sq. feet)



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21 Orchard Road, St. Annes FY8 1RY

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11 Park Street, Lytham FY8 5LU

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36 & 36a Rowsley Road,
Lytham St Annes, Lancashire, FY8 2NT

- Semi Detached Property Arranged as Two Self Contained Apartments
- Would Make A Fantastic Family Home
- Chain Free & Requiring Some Modernisation
- 4-5 Bedrooms As A Family Home
- Prime Location, Just A Short Walk To The Sea Front
- Viewing Highly Recommended



£269,950

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



36 & 36a Rowsley Road, Lytham St Annes, Lancashire, FY8 2NT £269,950

Not To Be Missed! This Chain Free Semi Detached Property is currently arranged as two self contained apartments (on separate titles) and could be converted back to a great family home. Set in a prime location, being just a short walk from the square and sea front, and offering huge potential, the accommodation as a family home would be 2 receptions, conservatory and fitted kitchen, 4-5 bedrooms and a bathroom. Early Viewing Is Highly Recommended.

Tenure: Leasehold



Ground Floor Apartment

Porch (Ground Floor Flat)

Door to:

Entrance Hall

Door to understairs storage cupboard, door to:

Lounge 4.58m (15') max x 4.31m (14'2")

Radiator, bay with double glazed windows and double doors leading to:

Conservatory 2.77m (9'1") x 2.68m (8'9")

Double glazed windows, ceiling fan, double doors to rear garden.

Kitchen 3.83m (12'7") x 2.87m (9'5") max

Fitted with a matching range of base and eye-level units with worktop space over, built-in oven, built-in hob with extractor hood over, plumbing for washing machine, double glazed window to side, radiator, doorway to:

Hallway

Storage cupboard housing wall mounted boiler and with obscure double glazed window to side,, external door to side, sliding door to:

Bathroom

Fitted with three piece suite comprising bath, pedestal wash hand basin and WC, part tiled walls, obscure double glazed window to rear, radiator.

Bedroom 4.99m (16'5") max into bay x 3.83m (12'7")

Double glazed bay window to front, two obscure leaded windows to side, radiator, living flame effect electric fire with marble inset and hearth.

First Floor Apartment

Entrance Hall (First Floor flat)

Stairs to first floor landing.

First Floor

Landing

Radiator, door to:

Lounge 4.99m (16'5") max into bay x 3.72m (12'2")

Double glazed bay window to front, two radiators, wall mounted living flame effect electric fire.

Kitchen 3.49m (11'5") x 2.69m (8'10")

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 washing machine, built-in oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, radiator, stairs to loft room, door to external staircase down to garden.

Bedroom 1 4.65m (15'3") max into bay x 4.34m (14'3")

Double glazed bay window to rear, two radiators.

Bedroom 2 3.29m (10'9") x 2.50m (8'2")

Double glazed window to front, radiator, door to:

Boiler Cupboard

Double glazed window to front, wall mounted boiler.

Bathroom

Fitted with four piece suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap and double shower enclosure with fitted shower, part tiled walls, heated towel rail, two obscure double glazed windows to side.

Second Floor

Loft Room 5.77m (18'11") max x 4.42m (14'6")

Double glazed window to rear, velux window, radiator, built-in storage.

External

Driveway leading to a single garage. Gardens to the front and rear of the property.

