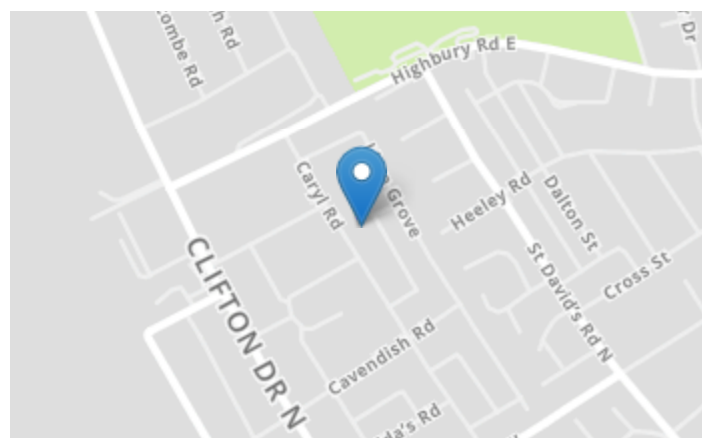
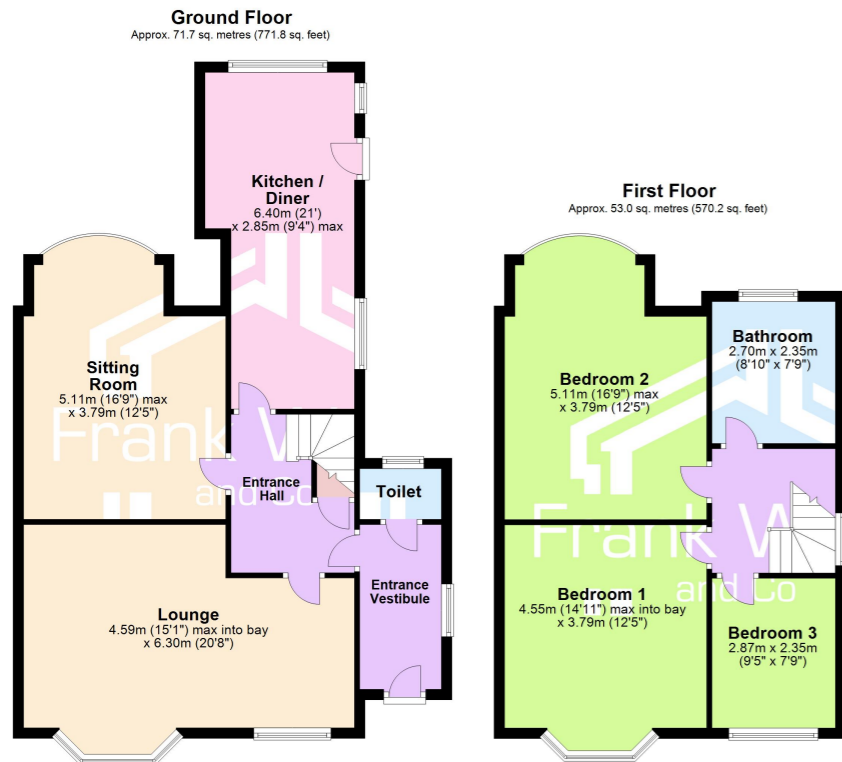


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs		77	61
England, Wales & N.Ireland		EU Directive 2002/91/EC	



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

sales@frankwyles.com lytham@frankwyles.com

www.frankwyles.com



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34 Caryl Road,

Lytham St Annes, Lancashire, FY8 2QB

- Semi Detached Family Home in a Prime Location
- Presented to the Highest Standard
- Just a short stroll from the sea front
- Planning Permission For a Large wrap around single storey extension
- 2 Reception Rooms
- 3 Bedrooms
- Viewing Essential

£315,000

Leasehold
Energy Efficiency Rating: D

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
(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.



34 Caryl Road,

Lytham St Annes, Lancashire, FY8 2QB

£315,000

This immaculate semi detached family home is located just a short walk from the sea front. The accommodation comprises two reception rooms, an extended fitted kitchen, three bedrooms and a modern bathroom. Outside there is a lawned rear garden and a garage and a private road to the side. The vendors have recently obtained planning permission for a large wrap around single storey extension, offering huge potential.

Council Tax: Band D

Tenure: Leasehold (£13.50 pa)



Ground Floor

Entrance Vestibule

Obscure double glazed window to side, radiator, door to:

WC

Obscure double glazed window to rear, fitted with two piece suite comprising vanity wash hand basin with storage under and mixer tap and WC.

Entrance Hall

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

Lounge

6.30m (20'8") x 4.59m (15'1") max into bay
Double glazed window to front, double glazed bay window to front, two radiators, TV point, inset log effect gas fire.

Sitting Room

5.11m (16'9") max x 3.79m (12'5")
Glazed bow window to rear, radiator, picture rail, fireplace with wooden surround and marble inset and hearth.

Kitchen / Diner

6.40m (21') x 2.85m (9'4") max
Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer and mixer tap, integrated fridge, freezer, dishwasher and washing machine, built-in oven, built-in hob with extractor hood over, obscure double glazed window to side, double glazed window to rear, double glazed window to side, radiator, external door to side.

First Floor

Landing

Double glazed window to side, door to:

Bedroom 1

4.55m (14'11") max into bay x 3.79m (12'5")
Double glazed bay window to front, fitted bedroom suite with a range of wardrobes, picture rail, three wall light points.

Bedroom 2

5.11m (16'9") max x 3.79m (12'5")
Double glazed bow window to rear, radiator.

Bedroom 3

2.87m (9'5") x 2.35m (7'9")
Double glazed window to front, fitted bedroom suite with a range of wardrobes, radiator.

Bathroom

Fitted with four piece suite comprising roll top bath with hand shower attachment and mixer tap, pedestal wash hand basin with mixer tap, shower enclosure with fitted shower and WC, full height tiling to all walls, heated towel rail, obscure double glazed window to rear, tiled flooring.

External

Garage to the rear of the property. Enclosed rear garden, mainly laid to lawn.

