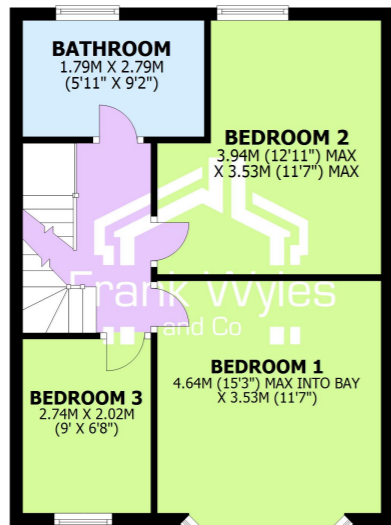


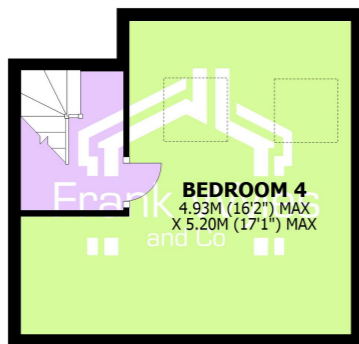
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



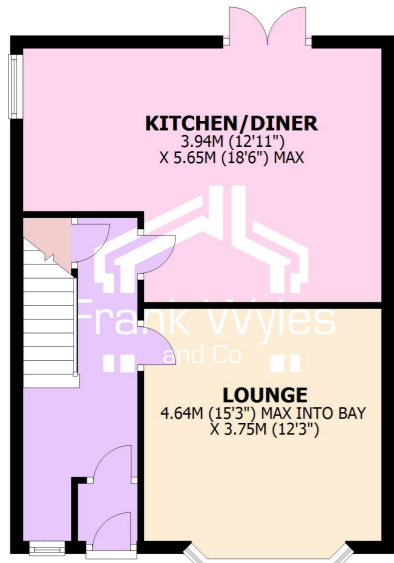
FIRST FLOOR
APPROX. 44.2 SQ. METRES (475.2 SQ. FEET)



SECOND FLOOR
APPROX. 24.3 SQ. METRES (261.5 SQ. FEET)



GROUND FLOOR
APPROX. 44.1 SQ. METRES (474.7 SQ. FEET)



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

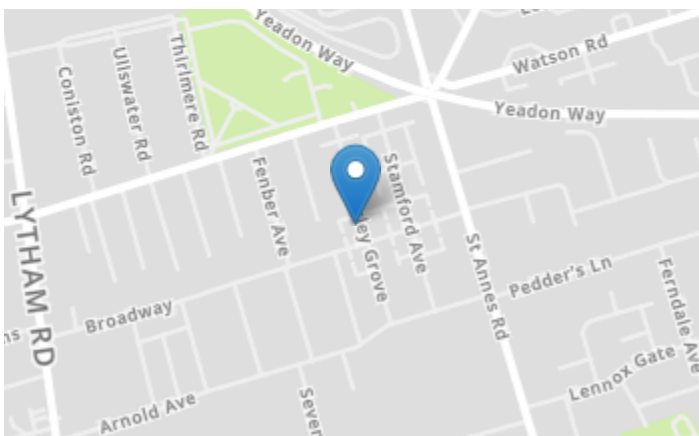
01253 731 222

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**3 Beverley Grove,
3 Blackpool, Lancashire, FY4 2BG**

- Semi Detached Family Home
- Large Open Plan Dining Kitchen
- 3 Bedrooms to the First Floor
- Further Room on the Top Floor
- Well Presented Throughout
- Early Viewing Highly Recommended



£170,000

Freehold
Energy Efficiency Rating: D



3 Beverley Grove, 3 Blackpool, Lancashire, FY4 2BG £170,000

Semi detached family house within easy access of shops, schools and services. The accommodation comprises a lounge, an open plan dining kitchen, four bedrooms and a family bathroom. There is an enclosed rear garden.

Tenure: Freehold

Council Tax: Band B



Ground Floor

Porch

Door to:

Entrance Hall

Obscure double glazed window to front, radiator, stairs to first floor with storage cupboard under, door to:

Lounge

4.64m (15'3") max into bay x 3.75m (12'3")
Double glazed bay window to front, radiator.

Kitchen / Diner

5.65m (18'6") max x 3.94m (12'11")
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, space for fridge/freezer and range with extractor hood over, obscure double glazed window to side, radiator, double doors to rear garden.

First Floor

Landing

Stairs, door to:

Bedroom 1

4.64m (15'3") max into bay x 3.53m (11'7")
Double glazed bay window to front, radiator.

Bedroom 2

3.94m (12'11") max x 3.53m (11'7") max
Double glazed window to rear, dado rail.

Bedroom 3

2.74m (9') x 2.02m (6'8")
Double glazed window to front, radiator.



Bathroom

2.79m (9'2") x 1.79m (5'11")

Fitted with five piece suite comprising panelled jacuzzi bath with hand shower attachment and mixer tap, pedestal wash hand basin with mixer tap, shower enclosure with fitted shower, bidet and WC, full height tiling to all walls, heated towel rail, obscure double glazed window to rear.

Second Floor

Landing

Door to:

Bedroom 4 / Loft Room

5.20m (17'1") max x 4.93m (16'2") max
Two velux windows, radiator.

External

Gated passageway from the front of the property to the enclosed rear garden which is half paved and half lawned, there is a brick outbuilding.

