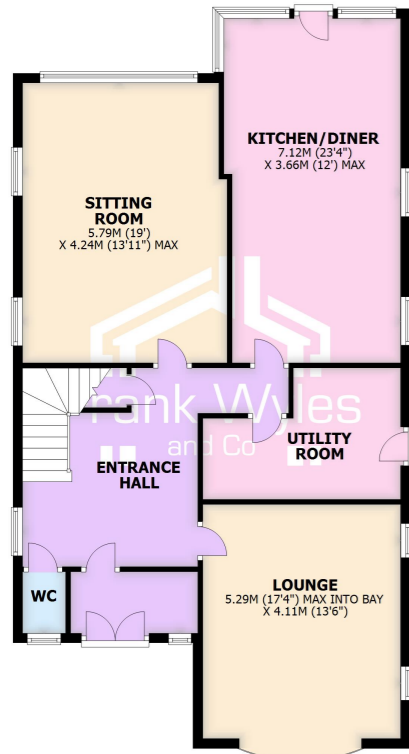


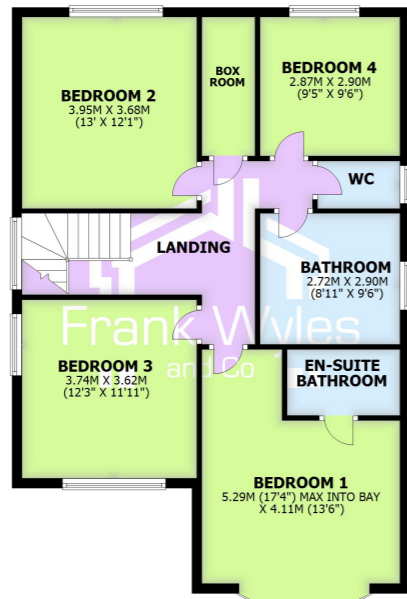
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	70



GROUND FLOOR
APPROX. 103.1 SQ. METRES (1110.3 SQ. FEET)



FIRST FLOOR
APPROX. 83.9 SQ. METRES (903.5 SQ. FEET)



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

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7 Croyde Road,

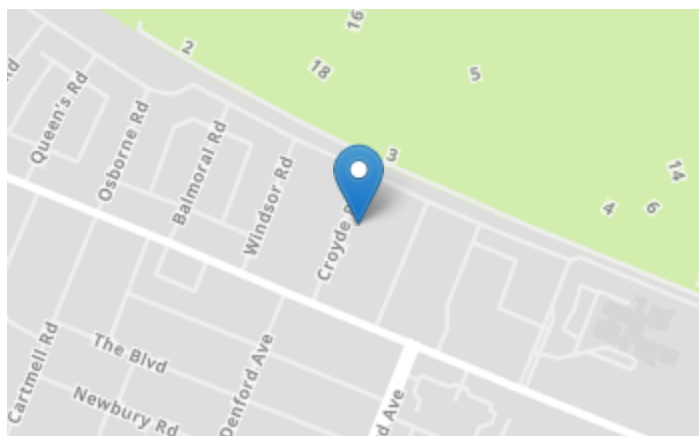
7 Lytham St Annes, Lancashire, FY8 1EX

- Detached Family Home in a Prime Location
- Retaining Many Original Features
- 2 Large Receptions & Modern Fitted Dining Kitchen
- 4 Bedrooms, 2 Bathrooms
- Garage & Driveway
- Stunning Private Rear Garden
- Viewing Essential



£625,000

Freehold
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 any authority to make or give any representation or warranty whatever in relation to this property.



7 Croyde Road, 7 Lytham St Annes, Lancashire, FY8 1EX £625,000

A Must See! This 1920's detached family house is located in a very desirable residential area within easy access of several schools and the sea front. The property has been tastefully refurbished, whilst retaining many original features including encapsulated stained glass leaded windows. The generous accommodation comprises two reception rooms, a modern dining kitchen, a utility and a wc to the ground floor whilst upstairs there are four bedrooms, an en-suite, a family bathroom and a separate wc. There are gardens to the front and rear, a garage and a driveway. Early viewing is highly recommended.

Tenure: Freehold

Council Tax: Band G

Ground Floor

Porch
Obscure leaded window to front, radiator, door to:

Entrance Hall

Secondary glazed window to side, double radiator, stairs to first floor with storage cupboard under, door to:

Lounge 5.29m (17'4") max into bay x 4.11m (13'6")

Leaded bow window to front, two leaded windows to side, radiator, TV point, radio aerial point, two wall light points, coving to ceiling.

Sitting Room 5.79m (19') x 4.24m (13'11") max

Double glazed window to rear, two obscure double glazed windows to side, two radiators, two wall light points, coving to ceiling.

Kitchen/Diner 7.12m (23'4") x 3.66m (12') max

Fitted with a matching range of units with granite worktops, two stainless steel sinks with mixer taps, integrated fridge and dishwasher, two built-in Neff ovens, built-in Siemens induction hob with extractor hood over, built-in microwave, double glazed windows to rear, two double glazed obscure windows to the side, three radiators, door to rear garden.

WC

Obscure leaded window to front, fitted with two piece suite comprising wall mounted wash hand basin, and WC, extractor fan, part tiled walls, radiator, tiled flooring.

Utility Room 4.11m (13'6") x 2.72m (8'11") max

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge, freezer and tumble dryer, wall mounted combination boiler, door to side.

First Floor

Landing
Leaded window to side, access to boarded loft space with pull down ladder, door to built-in airing cupboard housing hot water tank, doors to:

Bedroom 1 5.29m (17'4") max into bay x 4.11m (13'6")

Double glazed bow window to front, fitted bedroom suite with a range of wardrobes, radiator, door to:

En-suite Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and WC, part tiled walls, heated towel rail, extractor fan.

Bedroom 2 3.95m (13') x 3.68m (12'1")

Secondary glazed window to rear, radiator, coving to ceiling.

Bedroom 3 3.74m (12'3") x 3.62m (11'11")

Double glazed leaded window to front, double glazed leaded window to side, radiator, coving to ceiling.

Bedroom 4 2.90m (9'6") x 2.87m (9'5")

Double glazed window to rear, radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment and mixer tap, wall mounted wash hand basin with storage under and mixer tap and double shower enclosure with fitted shower, full height tiling to all walls, extractor fan, obscure leaded window to side, radiator, tiled flooring and a large airing cupboard.

WC

Obscure window to side, WC, full height tiling to all walls, wall mounted electric heater, tiled flooring.

Storage Room: 1.03m (3'4") x 2.87m (9'5")

External

Front Garden

Paved driveway with off street parking space for multiple vehicles and leading to a brick-built garage. Lawned walled garden to the front with established blossom trees.

Rear Garden

Stunning walled private rear garden with a large patio area, lawn with established borders.

