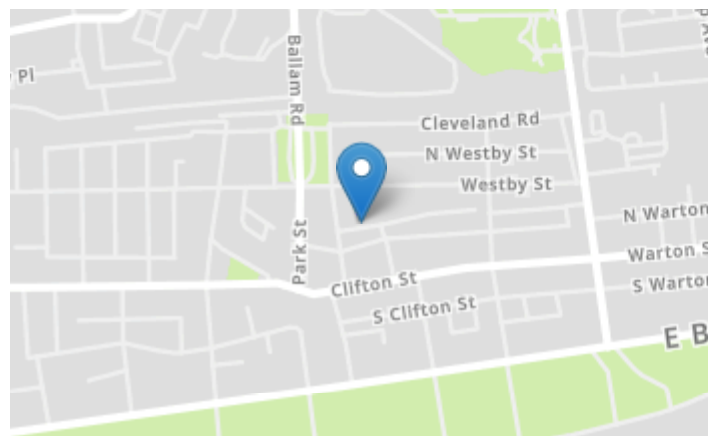
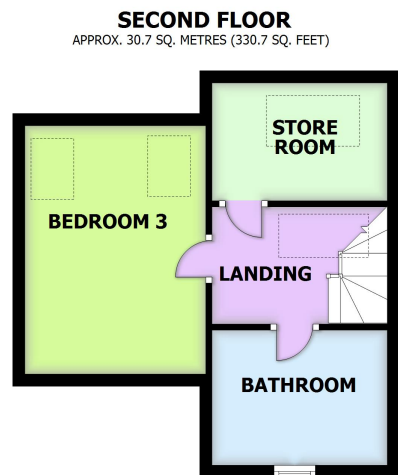
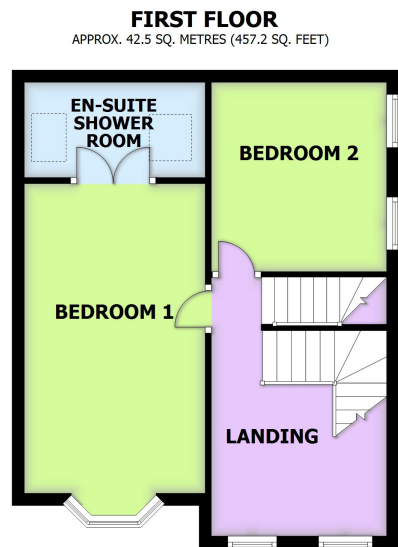
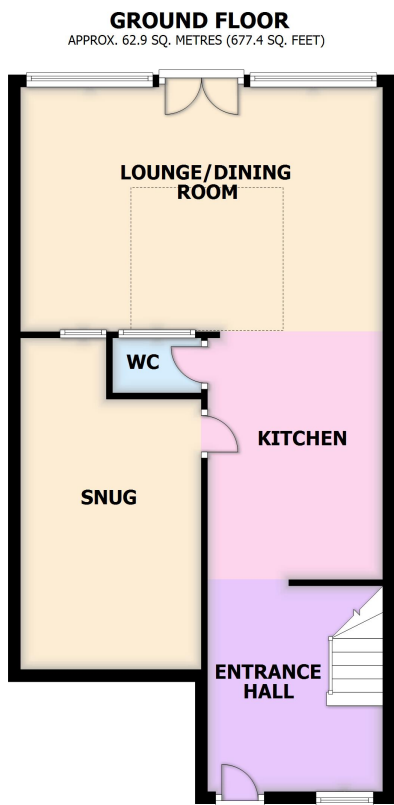


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Bad energy efficient - higher running costs		57	70

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



**01253 713 695**  
21 Orchard Road, St. Annes FY8 1RY  
**01253 731 222**  
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**7 South Westby Street,**  
Lytham, Lancashire, FY8 5JE

- Linked Detached House
- Located in the Heart of Lytham
- Open Plan Lounge
- Modern Breakfast Kitchen
- 3 Double Bedrooms
- En Suite Shower Room & Main Bathroom
- Off Street Parking & Patio Garden

**Frank Wyles**  
and Co

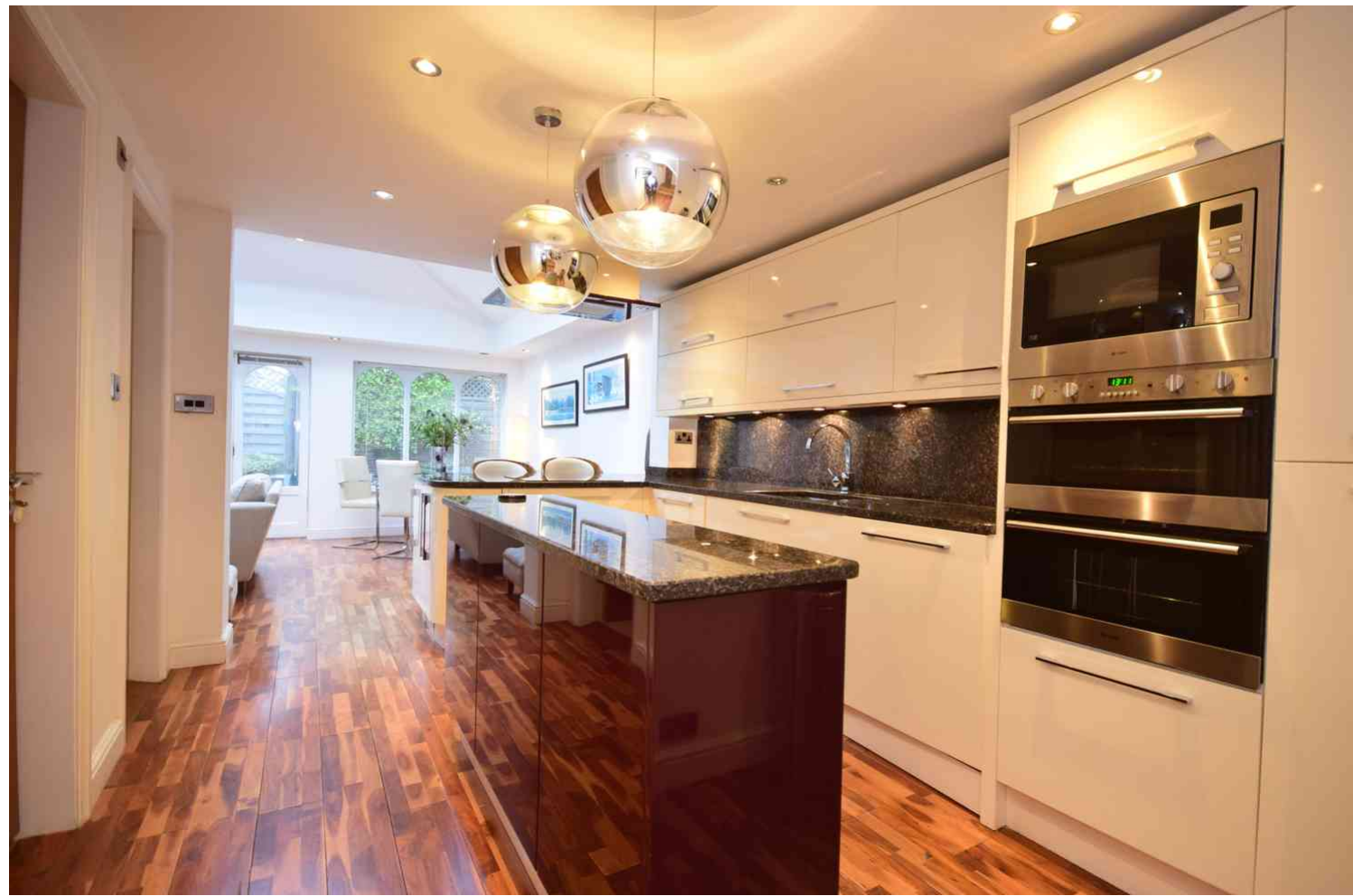
**£425,000**

Leasehold  
Energy Efficiency Rating: D

naea propertymark  
PROTECTED

The Property  
Ombudsman





## 7 South Westby Street,

Lytham, FY8 5JE

**£425,000**

Located in the heart of Lytham is this unique, link detached house. The accommodation comprises an open plan lounge, modern breakfast kitchen, study, three double bedrooms, en-suite shower room and a bathroom. Outside there is a patio garden and off street parking. Early viewing is highly recommended.

Council Tax: Band D

Tenure: Leasehold (tbc)

## Ground Floor

### Entrance Hall

Double glazed window to front, radiator, stairs to first floor with cupboard under, open plan to:

### Kitchen

3.98m (13'1") x 2.89m (9'6")

Fitted with a matching range of base and eye level units, breakfast bar, 1+1/2 bowl stainless steel sink with mixer tap, under-unit lights, integrated dishwasher, built-in double oven, built-in hob with extractor hood over, built-in, radiator, open plan to:

### Lounge / Dining Room

5.97m (19'7") x 4.02m (13'2")

Two double glazed windows to rear, glazed roof lantern, radiator, TV point, coal effect gas fire with wooden surround, double doors to rear courtyard.

### WC

Opaque window to rear, fitted with two piece suite comprising wash hand basin with tiled splashback, and WC, extractor fan, tiled flooring.

### Snug

2.98m (9'9") x 2.00m (6'7")

Opaque window to rear, plumbing for washing machine, space for tumble dryer.

## First Floor

### Landing

Two double glazed windows to front, stairs to second floor, door to:

### Bedroom 1

5.09m (16'8") x 2.98m (9'9")

Double glazed bay window to front, radiator, TV point, double doors to:

### En-Suite Shower Room

Fitted with three piece suite comprising double shower enclosure with fitted shower, wash hand basin with mixer tap, and WC, tiled walls, heated towel rail, extractor fan, velux window, skylight, tiled flooring.

### Bedroom 2

2.96m (9'9") x 2.89m (9'6")

Two double glazed windows to side, radiator.

## Second Floor

### Landing

Velux window, door to:

### Bedroom 3

4.08m (13'5") x 2.98m (9'9")

Two velux windows, radiator.

### Bathroom

Fitted with four piece suite comprising roll top bath with telephone style mixer tap, pedestal wash hand basin, bidet and WC, full height tiling to one wall, extractor fan, circular double glazed window to front, radiator, tiled flooring.

### Store Room

Velux window, wall mounted boiler.

### External

Off street parking space to the front of the property. Enclosed rear courtyard.

