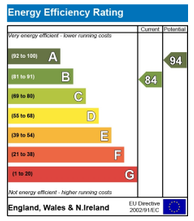
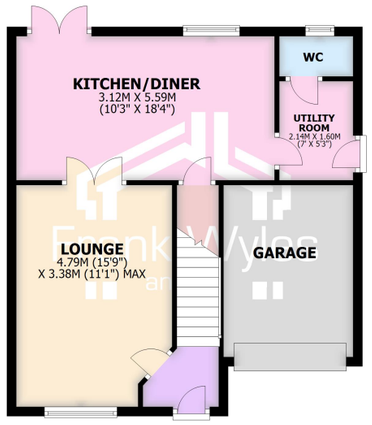
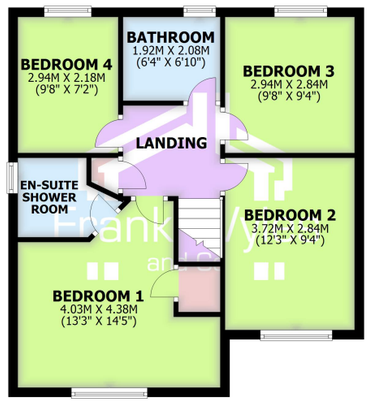


GROUND FLOOR



FIRST FLOOR



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

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51 Stubblefield Drive,

Lytham St Annes, Lancashire, FY8 2FQ

Frank Wyles and Co

- Modern Detached Family Home
- Short Stroll from the Sea Front
- Very Well Presented Throughout
- Reception & Fitted Dining Kitchen
- 4 Bedrooms
- 2 Bathrooms
- Garage & Driveway

£250,000

Freehold

Energy Efficiency Rating: B

51 Stubblefield Drive,

Lytham St Annes, Lancashire, FY8 2FQ

£250,000

This modern detached family house is located just a short stroll from the sea front and within easy reach of Lytham St. Annes, Blackpool and the motorway network. The well presented accommodation comprises a lounge, a fitted dining kitchen, a utility room, a ground floor wc, four bedrooms, an en-suite and a family bathroom. There is a garage, off street parking and an enclosed rear garden.

Tenure: Freehold

Council Tax: Band D

Ground Floor

Entrance Hall
Radiator, stairs to first floor, door to:

Lounge
4.79m (15'9") x 3.38m (11'1") max
Double glazed window to front, radiator, TV point, double door to:

Kitchen / Diner
5.59m (18'4") x 3.12m (10'3")
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, integrated fridge, freezer and dishwasher, built-in oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, radiator, French doors to rear garden, door to:

Utility Room
2.14m (7') x 1.60m (5'3")
Fitted with a matching range of base and eye level units with worktop space over, integrated washing machine, space for tumble dryer, radiator, external door to side, door to:

WC
Obscure double glazed window to rear, fitted with two piece suite corner pedestal wash hand basin with mixer tap and tiled splashback and WC, radiator.

First Floor

Landing
Built-in storage cupboard, door to:

Bedroom 1
4.38m (14'5") x 4.03m (13'3")
Double glazed window to front, radiator, built-in over-stairs cupboard, door to:

En-Suite Shower Room
Fitted with three piece suite comprising shower enclosure with fitted shower, pedestal wash hand basin with mixer tap and tiled splashback, and WC, extractor fan, obscure double glazed window to side, radiator.

Bedroom 2
3.72m (12'3") x 2.84m (9'4")
Double glazed window to front, radiator.

Bedroom 3
2.94m (9'8") x 2.84m (9'4")
Double glazed window to rear, radiator.

Bedroom 4
2.94m (9'8") x 2.18m (7'2")
Double glazed window to rear, radiator.

Bathroom
Fitted with three piece suite comprising panelled bath with separate electric shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and WC, part tiled walls, extractor fan, obscure double glazed window to rear, radiator.

External
Integral garage with up-and-over door, off street parking for two cars in front. Enclosed, lawned garden to the rear, water tap.