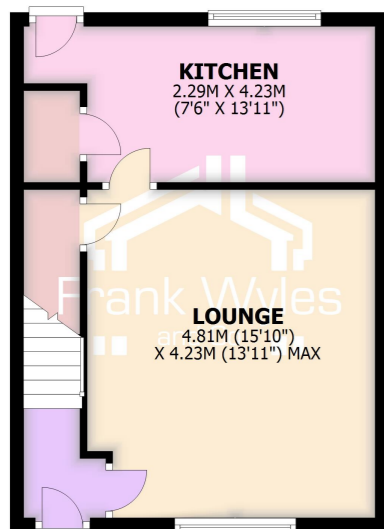
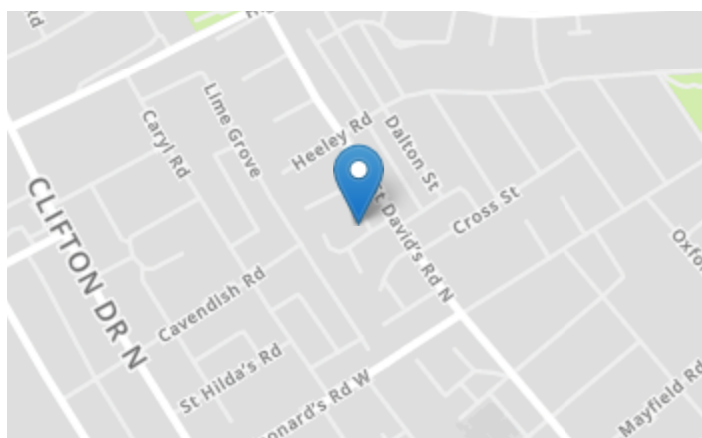
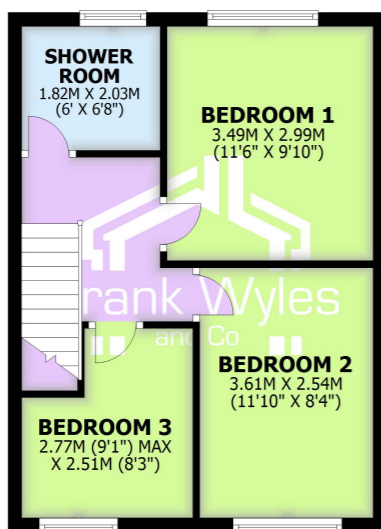


GROUND FLOOR
APPROX. 37.1 SQ. METRES (399.8 SQ. FEET)



FIRST FLOOR
APPROX. 37.1 SQ. METRES (399.8 SQ. FEET)



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01253 731 222
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27 St Davids Grove,
Lytham St Annes, Lancashire, FY8 2QR



- Modern Mid Terrace House
- Refurbished Throughout
- Lounge & Fitted Kitchen
- 3 Bedrooms
- Shower Room
- Low Maintenance Rear Garden & Parking Space

£185,000

Leasehold
Energy Efficiency Rating: D



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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 no authority to make or give any representation or warranty whatever in relation to this property.



27 St Davids Grove,

Lytham St Annes, Lancashire, FY8 2QR

£185,000

This Chain Free Mews Style Mid Terraced House situated in modern residential development within very easy walking distance of the sea front, local schools, shops and bus routes. The property comprises an Entrance Porch, Lounge, Newly Fitted Kitchen, Landing, 3 Bedrooms and a Shower Room. Modernised and refurbished to a very high standard including a new Kyros electric heating system throughout. Early viewing is highly recommended.

Tenure: Leasehold

Council Tax: Band B



Ground Floor

Entrance Hall

Stairs to first floor, door to:

Lounge 4.81m (15'10") x 4.23m (13'11") max
Full height double glazed window to front, TV point, coving to ceiling, wall mounted Kyros electric radiator, door to understairs storage cupboard.

Kitchen 4.23m (13'11") x 2.29m (7'6")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, tiled flooring, door to storage cupboard, door to rear garden.

First Floor

Landing

Door to:

Bedroom 1 3.49m (11'6") x 2.99m (9'10")
Double glazed window to rear, wall mounted Kyros electric radiator.

Bedroom 2 3.61m (11'10") x 2.54m (8'4")
Double glazed window to front, wall mounted Kyros electric radiator.

Bedroom 3 2.77m (9'1") max x 2.51m (8'3")
Double glazed window to front, wall mounted electric radiator.

Shower Room

Fitted with three piece suite comprising shower cubicle

with fitted electric shower, vanity wash hand basin with storage under and mixer tap, and WC, heated towel rail, extractor fan, shaver point, obscure double glazed window to rear.

External

Allocated parking space. Low maintenance rear garden with artificial lawn.

