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28 St Patricks Road South,
Lytham St Annes, Lancashire, FY8 1XP



- Semi Detached House
- Chain Free
- Large Open Plan Kitchen / Diner
- Low Maintenance Gardens
- Viewing Essential
- Some Modernisation Required

£169,995

Leasehold
 Energy Efficiency Rating: D



Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
 (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.



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Lytham St Annes, Lancashire, FY8 1XP

£169,995

Public Notice: 28 St. Patricks Road South, Lytham St Annes, FY8 1XP We advise that an offer has been made for the above property in the sum of £169,950. Any persons wishing to increase on this offer should notify Frank Wyles and Co of their best offer prior to exchange of contracts. Frank Wyles and Co, 21 Orchard Road, St Annes, FY8 1RY, 01253713695. This semi detached family house is conveniently located for within walking distance of the town centre and sea front as well as schools and services. The property comprises a lounge, a breakfast kitchen, a sun room, three bedrooms, a bathroom and a separate wc. Outside there is off street parking and low maintenance gardens. EPC: D

Tenure: Leasehold



Ground Floor

Entrance Hall

Radiator, stairs to first floor, door to:

Lounge

4.94m (16'3") x 3.72m (12'2")

Double glazed bay window to front with seating under, radiator, TV point, picture rail, two wall light points, coal effect gas, door to:

Kitchen

4.94m (16'3") x 2.89m (9'6")

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1+1/2 bowl sink with single drainer and mixer tap, plumbing for washing machine, space for fridge and freezer, gas and electric points for cooker, tiled flooring, open plan to:

Sun Room

5.96m (19'7") x 1.97m (6'6")

Double glazed window to side, radiator, tiled flooring, wall mounted boiler, door to understairs cupboard, French doors with full height double glazed side panels to rear garden.

First Floor

Landing

Double glazed window to rear, door to:

Bedroom 1

3.72m (12'2") x 3.43m (11'3")

Double glazed window to front, two built-in double wardrobes, radiator, picture rail.



Bedroom 2

3.72m (12'2") x 2.45m (8'1")

Double glazed window to front, radiator.

Bedroom 3

2.89m (9'6") x 2.25m (7'5")

Double glazed window to rear, radiator.

Bathroom

Fitted with two piece suite comprising panelled bath with shower attachment and mixer tap, and wash hand basin, part tiled walls, double glazed window to rear, radiator.

WC

Obscure double glazed window to side, WC.

External

Block paved off street parking space to the front of the property with low maintenance garden.

Enclosed, low maintenance rear garden with block paved terrace and built-in barbecue,

