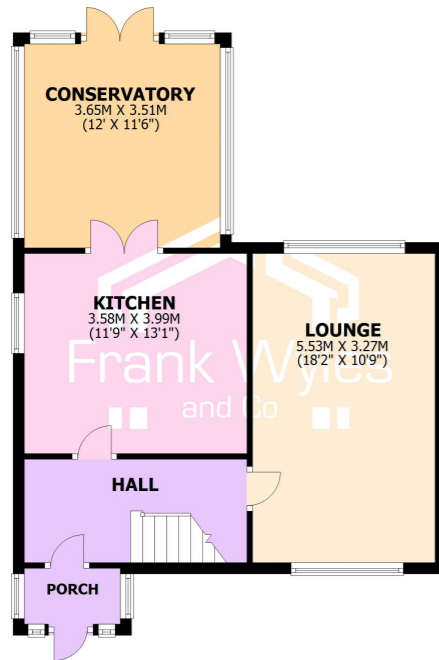


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	83	83
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D	68	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		

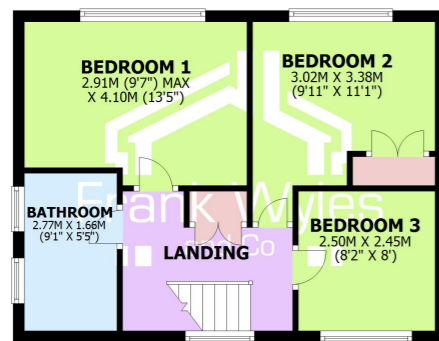
Most energy efficient - higher running costs

England, Wales & N.Ireland

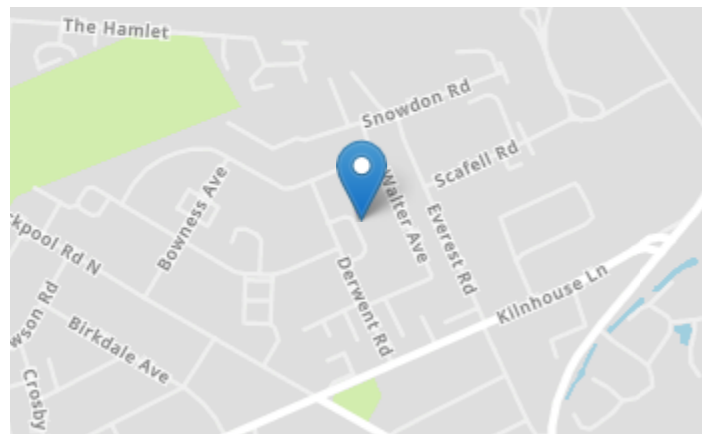
GROUND FLOOR
APPROX. 55.5 SQ. METRES (597.4 SQ. FEET)



FIRST FLOOR
APPROX. 41.0 SQ. METRES (441.4 SQ. FEET)



TOTAL AREA: APPROX. 96.5 SQ. METRES (1038.8 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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20 Lawson Road,
Lytham St Annes, Lancashire, FY8 3BW

- Semi Detached Family House
- Modern Breakfast Kitchen
- Conservatory
- 3 Bedrooms
- Very Large Rear Garden
- Off Road Parking



£145,000

Freehold
Energy Efficiency Rating: D



**20 Lawson Road,
Lytham St Annes, Lancashire, FY8 3BW
£145,000**

This Semi Detached Family Home sits in a huge garden and is well presented throughout. The generous accommodation briefly comprises a Lounge, modern fitted kitchen with island, conservatory, 3 bedrooms, family bathroom. Gas Central Heating, Double Glazed windows. Early viewing is highly recommended.

Tenure: Freehold

Council Tax: Band B



Ground Floor

Porch

Secure Composite Door, wall light,

Hall

Secure upvc dg door, ceiling cornice, radiator. Under stairs storage cupboard

Lounge

5.53m (18'2") x 3.27m (10'9") Ceiling cornice, dual aspect with upvc dg windows to the front and rear, feature electric fire with wooden surround, tv point, telephone point, two wall lights.

Kitchen

3.99m (13'1") x 3.58m (11'9") Fitted with a matching range of base and eye level units with wooden countertop, stainless steel sink with mixer tap, feature island, plumbing for dishwasher and washing machine, space for fridge freezer, tiled floor, fan assisted electric oven, ceramic hob with extractor hood. Wall Hung Gas Boiler, double glazed window to the side, patio doors leading to:

Conservatory

Tiled floor, double doors leading to the garden

First Floor

Landing

Access to loft, double glazed window



overlooking the front, ceiling cornice, storage cupboard housing the immersion tank, radiator.

Bedroom 1

4.10m (13'5") x 2.91m (9'7") max Double glazed window overlooking the rear, ceiling cornice, radiator, fitted wardrobes

Bedroom 2

3.38m (11'1") x 3.02m (9'11") Double glazed window overlooking the rear, ceiling cornice, radiator, fitted wardrobe.

Bedroom 3

2.50m (8'2") x 2.45m (8') Double glazed window overlooking the front, ceiling cornice, radiator

Bathroom

Three piece suite comprising a low level WC, panel bath with shower over, glass shower screen, sink in vanity unit with taps, radiator, two opaque double glazed windows to the side, shaver point, tiled walls.

External

Large fenced private rear garden with a patio area, brick built outbuilding, off street parking to the front.

