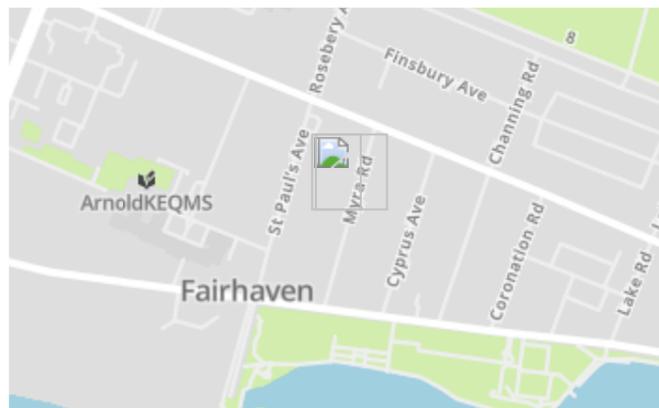


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs		65	74

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10 Myra Road,
Fairhaven, Lytham St Annes, FY8 1EB



- Great Sized Detached House With Many Original Features
- Located Within A Short Stroll of Fairhaven Lake & Sea Front
- Lounge, Modern Kitchen & Dining Room
- Conservatory, Study & Downstairs WC
- Five Double Bedrooms, 2 En Suites & Family Bathroom
- Basement With Two Rooms Including Utility Area & WC
- Driveway, Garage (With Limited Access) & Walled Rear Garden

£555,000

Leasehold
Energy Efficiency Rating: D



10 Myra Road, Fairhaven, Lytham St Annes, FY8 1EB

£555,000

This Lovely Detached House Offers Spacious Accommodation Within A Short Stroll Of Fairhaven Lake And The Sea Front, And A Short Drive To Ansdell, Lytham & St Anne's Centres. The Property Comprises Lounge, Modern Kitchen, Dining Room, Conservatory, Study, Downstairs WC, Five Double Bedrooms, Two En Suite Shower Rooms & Good Sized Family Bathroom. The Property Also Benefits From A Basement With Two Rooms, Utility Area & Additional WC. To The Front Is A Horseshoe Driveway &, To The Side, A Shared Driveway Providing Access For A Small Vehicle To A Single Garage. A Must See To Fully Appreciate The Accommodation On Offer!

Tenure: Leasehold (Remainder of 999 year lease)

Council Tax Band: E



PORCH/ENTRANCE HALL

uPVC front door. Inner wooden door with stained glass insert leading to Entrance Hall with double glazed box corner window to front. Radiator. Stairs to first floor, and stairs to basement. Exposed wooden floorboards. Doors leading to the following rooms:

LOUNGE 5.94m (19'6") max into bay x 3.65m (12')

Double glazed bay window to front and double glazed window to side. Feature coal effect gas fire with marble inset and hearth. Radiator. Exposed wooden floorboards. TV point, and decorative coving to ceiling.

KITCHEN 5.54m (18'2") x 3.34m (10'11")

Two double glazed windows to rear, and double glazed obscure window to side. Fitted with a range of base and eye level units with granite worktops and matching island unit incorporating a breakfast bar. Inset 1 1/2 bowl single drainer sink unit with moulded granite draining board and chrome mixer tap together with instant hot water tap. Integrated Siemens appliances comprising: twin automatic fan assisted double ovens, one incorporating a microwave oven, warming drawer, larder fridge and separate freezer, and dishwasher. Four ring electric induction hob with contemporary extractor canopy above. Cuple wine chiller fridge. Two vertical radiators, and TV point. Double glazed door to rear.

DINING ROOM 4.07m (13'4") x 3.65m (12')

Double glazed doors, and matching side windows, leading into the conservatory. Exposed wooden floorboards. Radiator, and coving to ceiling. Double doors to:

CONSERVATORY 3.03m (9'11") x 2.72m (8'11")

Elevated with uPVC double glazed windows, and French door leading to the rear garden. Pitched double glazed ceiling. Laminate flooring. Panel radiator. Large storage space under the conservatory with access from outside.

STUDY 2.45m (8'1") x 1.44m (4'9")

Internal room. Wood laminate flooring. Fitted open shelving.

WC

Obscure double glazed window to side. Wash hand basin and low level WC. Heated towel rail. Tiled floor and fully tiled walls.

FIRST FLOOR

Landing

Double glazed window to side. Access to 3/4 boarded loft via drop down ladder. Doors leading to:

BEDROOM 1 4.93m (16'2") max into bay x 3.52m (11'7")

Double glazed bay window to front. Fitted bedroom suite with a range of wardrobes. Door to:

EN SUITE SHOWER ROOM 2.35m (7'8") max x 1.55m (5'1")

Double glazed obscure window to side. Fitted with three piece suite comprising shower area with fitted electric shower, vanity wash hand basin with storage under and mixer tap, and WC. Heated towel rail, and extractor fan. Full height ceramic tiled walls and floor.



BEDROOM 2 4.27m (14') x 3.46m (11'4") L Shaped measurements Double glazed box corner window to front. Radiator, and picture rail. Door leading to:

EN SUITE SHOWER ROOM 2.08m (6'10") x 1.48m (4'10")

Fitted with three piece suite comprising shower area with electric shower and glass screen, vanity wash hand basin with storage under and mixer tap, and WC. Heated towel rail, and extractor fan. Full height tiling to all walls, and tiled flooring.

BEDROOM 3 3.82m (12'6") x 3.78m (12'5")

Double glazed window to rear. Radiator, and picture rail.

BEDROOM 4 3.78m (12'5") x 2.79m (9'2") max

Double glazed window to side. Radiator, and picture rail.

BEDROOM 5 3.86m (12'8") x 2.79m (9'2") max

Double glazed window to rear. Radiator, picture rail and TV point.

BATHROOM 2.72m (8'11") x 2.42m (7'11") max

Two obscure double glazed windows to side. Fitted with four piece suite comprising panelled bath with mixer tap, vanity wash hand basin with storage under and mixer tap, walk-in shower with mains shower and glass screen, and WC. Heated towel rail, and extractor fan. Full height tiling to all walls and tiled flooring.

BASEMENT

Stairs leading down from Entrance Hall to lower floor. Single glazed window. Tiled floor. Cupboard housing gas meter. Storage units/wine store. Open to: BASEMENT ROOM 1/UTILITY: 3.48m (11'5") x 3.34m (10'11") - Approx 6ft head room

Two double glazed windows to side. Panel radiator. Tiled flooring. Open shelving. Rear hall with matching tiled floor. Plumbing for washing machine, and space for tumble dryer. Wall mounted boiler. TV point. uPVC outer door to garden.

Separate WC and wash hand basin. Double glazed obscure window. Part tiled walls. BASEMENT ROOM 2 6.27m (20'7") max x 3.65m (12') - Storage area. Panel radiator. TV point.

EXTERNAL

FRONT: Horseshoe in & out driveway and low maintenance chipped area with mature tree and shrub borders. Shared driveway down side of the house to prefabricated single garage with access for small vehicle.

REAR: Wall enclosed garden with raised patio area and steps leading down to lawned garden with shrub and flower borders. Ornamental fish pond/water feature. Timber garden store. Outside lighting, garden tap and power sockets.

