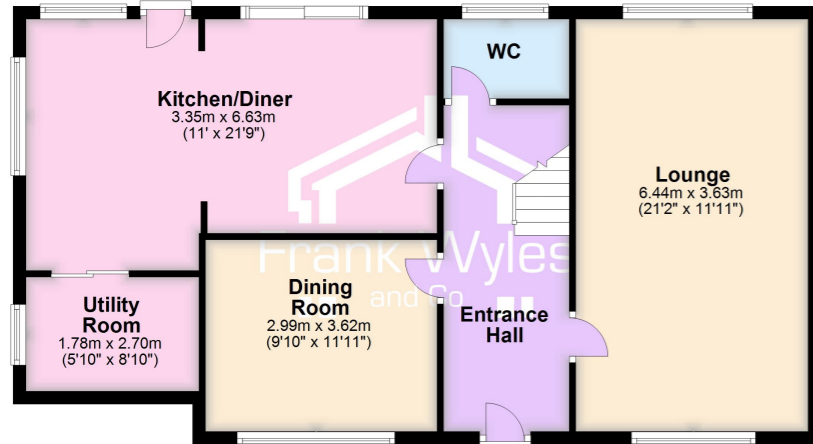


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		81	70

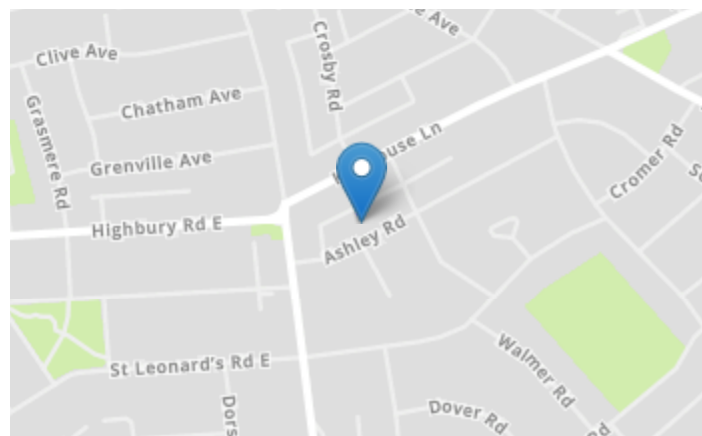
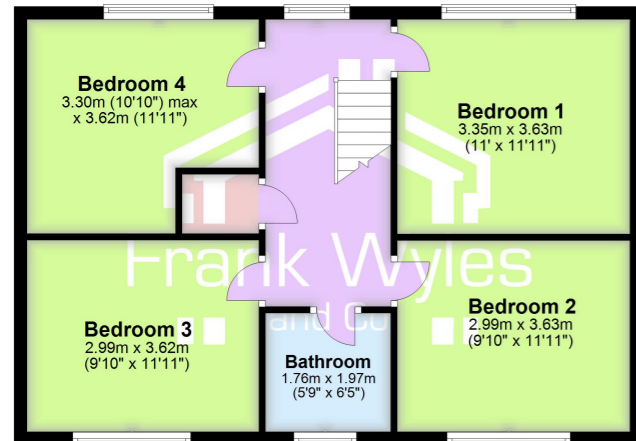
Ground Floor

Approx. 78.2 sq. metres (841.2 sq. feet)



First Floor

Approx. 60.7 sq. metres (653.3 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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4 Ashley Road,

Lytham St Annes, Lancashire, FY8 3AS

- Detached Family Home in a Prime Location
- Chain Free
- 2 Receptions
- Large Open Plan Kitchen / Diner
- 4 Bedrooms
- Double Garage
- Private Gardens
- Some Modernisation Required



OIEO

£395,000

Leasehold
Energy Efficiency Rating: C



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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.



4 Ashley Road,

Lytham St Annes, Lancashire, FY8 3AS

OIEO £395,000

This chain free detached house is located within easy access of shops, schools and services. The accommodation comprises to the ground floor two reception room, a fitted dining kitchen, a utility room and a wc. Upstairs there are four bedrooms (one with a shower) and a bathroom. There is a large garage and private rear garden.

Tenure: Leasehold

Council Tax: Band E



Ground Floor

Entrance Hall

Radiator, stairs to first floor, door to:

Lounge

6.44m (21'2") x 3.63m (11'11")

Double glazed window to rear, double glazed window to front, two radiators, TV point, wall light point, coving to ceiling.

Dining Room

3.62m (11'11") x 2.99m (9'10")

Double glazed window to front, radiator, wall light point, coving to ceiling.

Kitchen / Diner

6.63m (21'9") x 3.35m (11')

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, gas and electric points for cooker with pull out extractor hood over, double glazed window to side, window to rear, two radiators, TV point, patio door to rear garden, sliding door to:

Utility Room

2.70m (8'10") x 1.78m (5'10")

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, plumbing for washing machine and dishwasher, space for fridge/freezer, double glazed window to side.

WC

Double glazed window to rear, fitted with two piece suite comprising, pedestal wash hand basin, WC and part tiled walls, heated towel rail, extractor fan.



First Floor

Landing

Double glazed window to rear, radiator, built-in storage cupboard, door to:

Bedroom 1

3.63m (11'11") x 3.35m (11')

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator.

Bedroom 2

3.63m (11'11") x 2.99m (9'10")

Double glazed window to front, radiator, tiled flooring.

Bedroom 3

3.62m (11'11") x 2.99m (9'10")

Double glazed window to front, radiator with shower enclosure with fitted electric shower and vanity wash hand basin with storage under and mixer tap.

Bedroom 4

3.62m (11'11") x 3.30m (10'10") max

Double glazed window to rear, radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over and glass screen, pedestal wash hand basin and WC, full height tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to front.

External

Shared driveway leading to a large garage with electric up-and-over door, courtesy door to side. Gardens to the front and enclosed rear of the property.

