

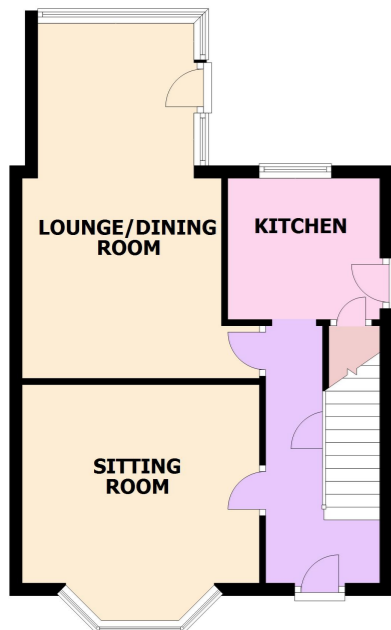
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92 to 100)	B		
(81 to 91)	C		
(69 to 80)	D		
(55 to 68)	E		
(39 to 54)	F		
(21 to 38)	G		
Not energy efficient - higher running costs		84	61

EU Directive 2002/91/EC
England, Wales & N.Ireland



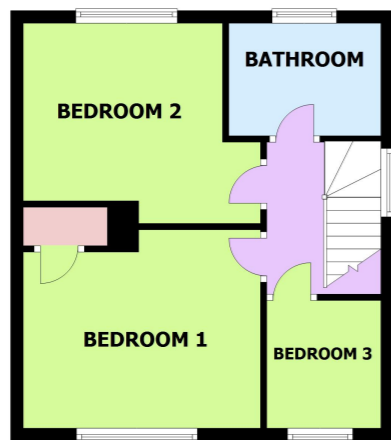
GROUND FLOOR

APPROX. 43.1 SQ. METRES (464.5 SQ. FEET)



FIRST FLOOR

APPROX. 36.7 SQ. METRES (394.6 SQ. FEET)



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

sales@frankwyles.com

www.frankwyles.com



facebook.com/frankwyles



@frankwyles



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7 Roseway,

Lytham St Annes, Lancashire, FY8 3LU

- Semi Detached Family House
- Chain Free
- Quiet Location Close to Several Schools
- 3 Bedrooms
- Viewing Essential



£195,000

Freehold
Energy Efficiency Rating: D



7 Roseway,

Lytham St Annes, Lancashire, FY8 3LU

£195,000

A well presented semi detached family house conveniently located for access to shops, schools and services. The accommodation comprises two reception rooms, a fitted kitchen, three bedrooms and a bathroom. Outside there is a driveway, garage and gardens to the front and rear.

Tenure: Freehold

Council Tax Band C



Ground Floor

Entrance Hall

Radiator, stairs to first floor, door to:

Sitting Room

3.78m (12'5") x 3.75m (12'4") max into bay
Double glazed bay window to front, radiator,
TV point, coving to ceiling, living flame effect
gas fire.

Lounge / Dining Room

5.65m (18'6") max x 3.78m (12'5") max
Double glazed window to rear, two double
glazed windows to side, radiator, door to
rear garden

Kitchen

2.42m (7'11") x 2.25m (7'4")

Fitted with a matching range of base and eye
level units with worktop space over, stainless
steel sink with single drainer and mixer tap,
integrated freezer, built-in oven, built-in four
ring gas hob with extractor hood over,
double glazed window to rear, understairs
storage cupboard housing wall mounted
boiler, external door to side.

First Floor

Landing

Obscure double glazed window to side, door
to:

Bedroom 1

3.78m (12'5") x 3.15m (10'4") max
Double glazed window to front, radiator, built-
in wardrobe.

Bedroom 2

3.78m (12'5") x 3.18m (10'5")
Double glazed window to rear, radiator.

Bedroom 3

2.03m (6'8") x 1.84m (6'1")
Double glazed window to front, radiator.

Bathroom

Fitted with three piece suite comprising bath
with separate shower over, mixer tap and
glass screen, pedestal wash hand basin with
mixer tap and WC, full height tiling to all
walls, heated towel rail, obscure double
glazed window to rear, tiled flooring.

External

Driveway with off street parking for several
vehicles and leading to a brick built garage
with up-and-over door. Gardens to the front
and rear of the property.

