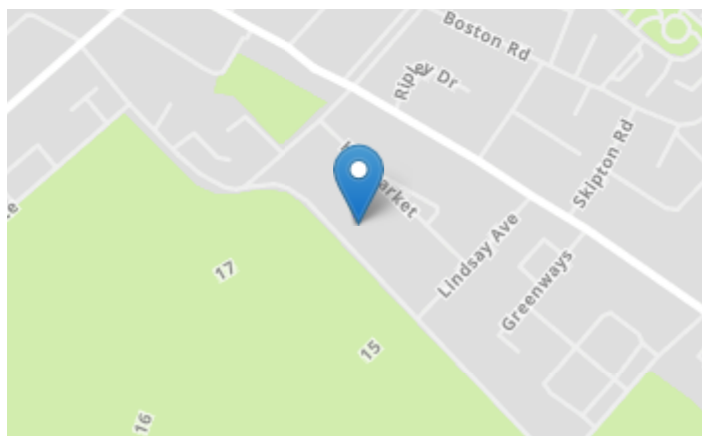
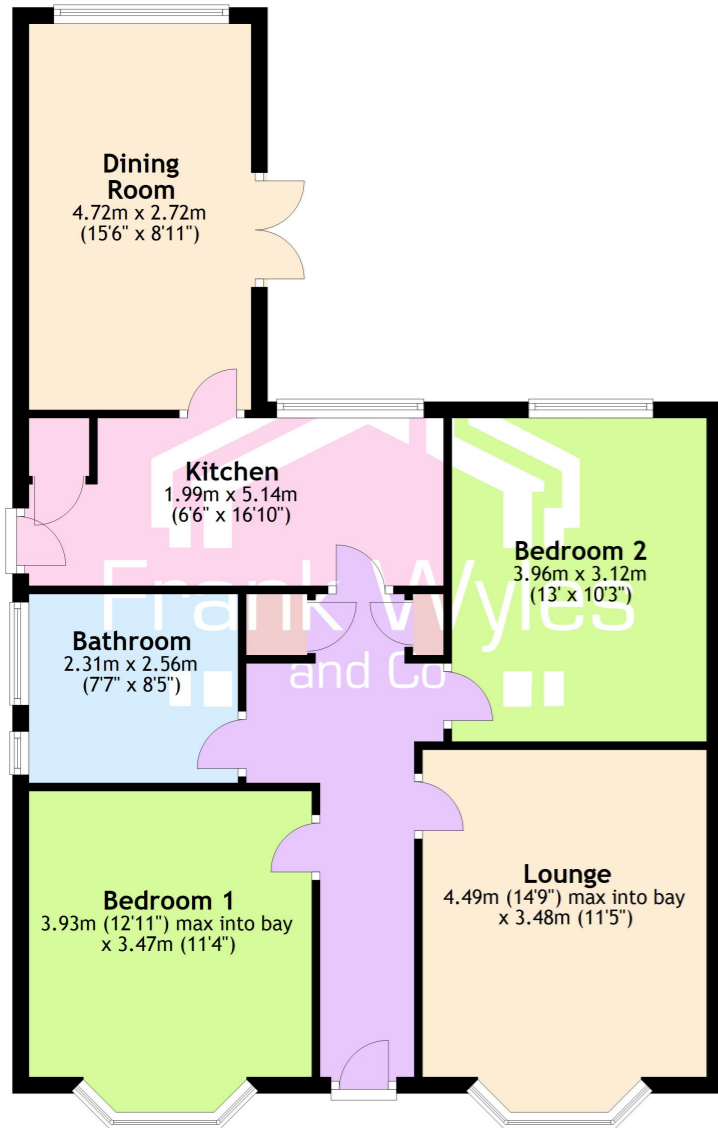


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs		78	58

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

Ground Floor
Approx. 80.6 sq. metres (867.3 sq. feet)



01253 713 695
21 Orchard Road, St. Annes FY8 1RY
01253 731 222
11 Park Street, Lytham FY8 5LU
sales@frankwyles.com lytham@frankwyles.com
www.frankwyles.com

facebook.com/frankwyles @frankwyles

25 Beauclerk Road,
Lytham St Annes, Lancashire, FY8 3LL



- Double Fronted Detached True Bungalow
- Overlooking Royal Lytham Golf Course
- Large Rear Garden
- 2 Bedrooms
- 2 Reception Rooms
- Huge Potential For Development



£395,000

Freehold
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.



25 Beauclerk Road, Lytham St Annes, Lancashire, FY8 3LL £395,000

This chain free, detached bungalow occupies a prime position overlooking Royal Lytham Golf Club and is set in a large plot with potential for development. The accommodation comprises two reception rooms, a fitted kitchen, two double bedrooms and a bathroom. Outside there is a driveway, garage, and gardens to the front and large rear.

Tenure: Freehold

Council Tax: Band D



Ground Floor

Entrance Hall

Two built-in storage cupboards, hatch with pull down ladder giving access to a part boarded loft with double glazed window, door to:

Lounge

4.49m (14'9") max into bay x 3.48m (11'5")
Double glazed bay window to front, radiator, TV point, coving to ceiling, living flame effect electric fire with wooden surround and marble inset and hearth.

Kitchen

5.14m (16'10") x 1.99m (6'6")
Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer and mixer tap, plumbing for washing machine, space for fridge and freezer, built-in oven, built-in hob with pull out extractor hood over, double glazed window to rear, built-in boiler cupboard, housing wall mounted combination boiler, radiator, external door to side, door to:

Dining Room

4.72m (15'6") x 2.72m (8'11")
Double glazed window to rear, radiator, coving to ceiling, double doors to rear garden.

Bedroom 1



Double glazed bay window to front, fitted bedroom suite, radiator, coving to ceiling.

Bedroom 2

3.96m (13') x 3.12m (10'3")
Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling.

Bathroom

Fitted with four piece suite comprising corner panelled bath with telephone style mixer tap, pedestal wash hand basin, double shower enclosure with fitted shower and WC, full height tiling to all walls, shaver point, two double glazed windows to side.

Gardens

Well maintained gardens to the front and large rear of the property with paved and lawned areas. Driveway with off street parking for multiple vehicles and leading to:

Garage

5.54m (18'2") x 3.10m (10'2")
Brick-built, up-and-over door, courtesy door to side, power and light connected.

