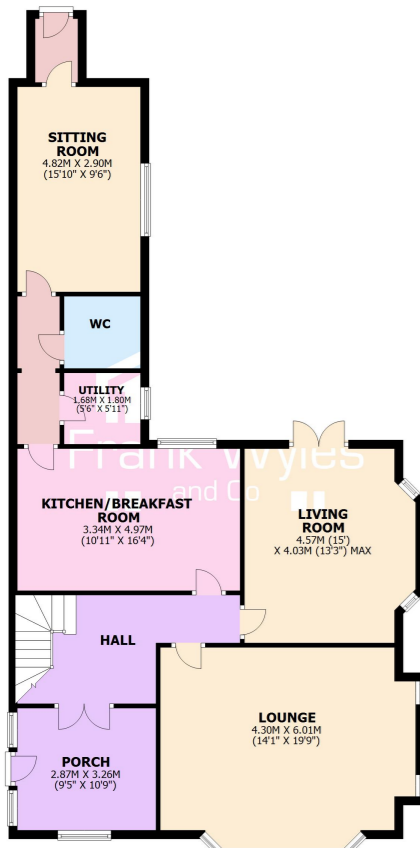


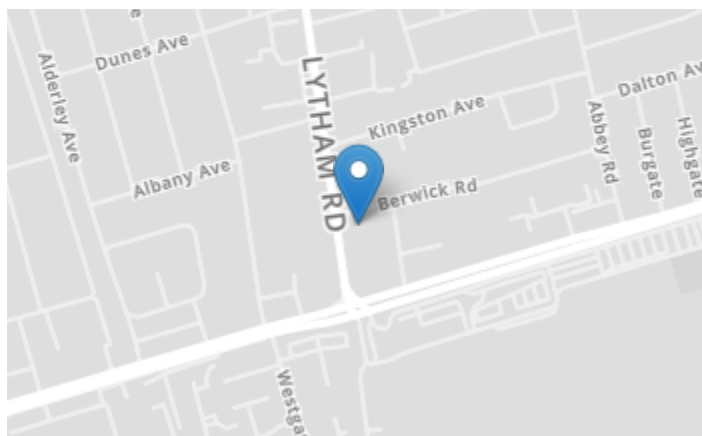
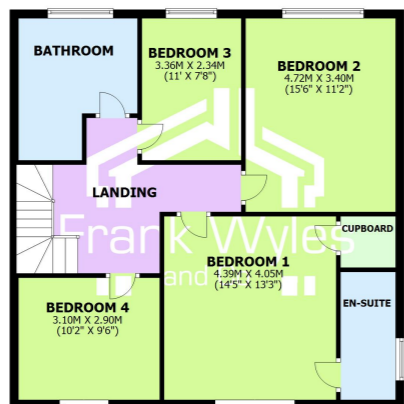
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F	52	67
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. 108.2 SQ. METRES (1164.5 SQ. FEET)



FIRST FLOOR
APPROX. 78.6 SQ. METRES (846.2 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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662 Lytham Road,
Blackpool, Lancashire, FY4 1RG

- Detached Family Home
- 3 Receptions
- Dining Kitchen
- 4 Bedrooms, 2 Bathrooms
- Private Rear Garden
- Large Summerhouse



£415,000

Freehold
Energy Efficiency Rating: E



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(2) Frank Wyles & Co. has no authority to make or give any representation or warranty whatever in relation to this property.



662 Lytham Road, Blackpool, Lancashire, FY4 1RG £415,000

This detached family house is full of character and located within easy reach of shops, schools and services. The spacious accommodation comprises three reception rooms, a fitted kitchen, a utility room, and a wc to the ground floor. Upstairs there are four good sized bedrooms, en-suite bathroom and a bathroom. The property has a private rear garden, a tandem garage and off street parking.

Tenure: Freehold

Council Tax: Band E



Ground Floor

Porch

Secure upvc front door with encapsulated stained glass window, radiator, cupboard housing meters, original feature stained glass double doors leading to:

Entrance Hall

Under stairs storage cupboard, oak panelled staircase and cast iron radiator.

Lounge

6.01m (19'9") x 4.30m (14'1")
Upvc double glazed leaded bay window overlooking the front garden, window seat, two feature stained glass windows either side of the brick built fireplace, tiled hearth, dual fuel log burner, built in glass bookcases, ornate plaster work, plate rack and beams, TV point, telephone point, two radiators.

Sitting Room

4.57m (15') x 4.03m (13'3") max
Upvc double glazed french doors leading to the rear garden, two feature stained glass leaded windows, radiator, ornamental plate rack and beams, original wooden fireplace with tiled insert, coal effect electric fire, original oak floor, TV point, telephone point.

Kitchen / Breakfast Room

4.97m (16'4") x 3.34m (10'11")
Fitted with a matching range of base and eye level units with complimentary countertops, stainless steel sink with mixer tap, space for double electric range with extractor hood over, plumbing for dish washer, space for fridge freezer, upvc double glazed windows overlooking the side and rear, radiator, telephone point, tiled floor.

Inner Hallway

Secure rear door leading to the driveway.

Utility

Upvc double glazed window, plumbing for washing machine and tumble dryer under countertops, wall cupboard, tiled floor, radiator.

Guest Cloaks

Low level wc, sink with taps, extractor fan, cupboard housing combination boiler, radiator.

Morning Room

4.82m (15'10") x 2.90m (9'6")
Upvc double glazed window, radiator, access to rear porch leading to the rear garden.

First Floor

Landing

Feature upvc double glazed stained glass window, loft access with pull down ladder leading to a fully boarded and carpeted loft with electric and upvc double glazed window.

Bedroom 1

4.39m (14'5") x 4.05m (13'3")
Fitted wardrobes, ceiling cornice, telephone point, upvc double glazed windows, radiator, storage cupboard. Access to:

En-suite

Three piece suite comprising of low level wc, panelled bath, mixer taps with shower attachment, sink with taps, part tiled walls, tiled floor, radiator, upvc double glazed stained glass window.

Bedroom 2

4.72m (15'6") x 3.40m (11'2")
Fitted wardrobes, ceiling cornice, radiator, upvc double glazed window overlooking the rear garden and small upvc double glazed stained glass window to the side.

Bedroom 3

3.36m (11') x 2.34m (7'8")
Upvc leaded double glazed window overlooking the front, two storage cupboards, radiator.

Bedroom 4

3.10m (10'2") x 2.90m (9'6")
Upvc double glazed window overlooking rear garden, radiator

Bathroom

5 piece suite comprising free standing roll top bath, taps with shower attachment, sink with taps, low level wc, bidet, separate shower enclosure, tile floor, wood panelled walls, upvc double glazed stained glass window,

External

Gardens

Driveway with off street parking for several cars, leading to the tandem garage. Sunken front garden with a private seating area, lawned with paths, well stocked borders.

Rear Garden

Large private rear garden, mainly laid to lawn with a patio area. Summer house with kitchenette. Well stocked borders..

Tandem Garage

Large garage with power and light. Currently used for storage but could be easily converted back for vehicle use. Attached gardeners wc.

