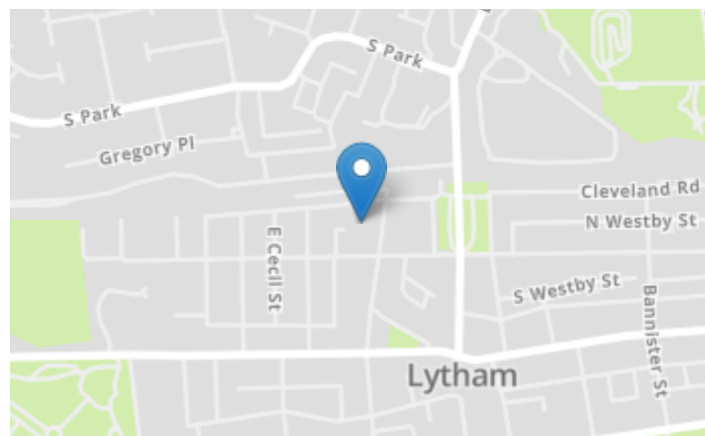
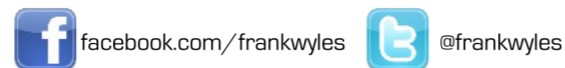


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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 (2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.

6 Station Square, Lytham, FY8 5PA

- Period Three Storey House With Many Original Features
- Located In The Heart Of Lytham
- Three Reception Rooms, Kitchen & Downstairs WC
- Five Bedrooms, Study & Games Room
- Two Shower Rooms, 2 Bathrooms, 4 WC's
- Courtyard Garden To Rear, Single Garage & Driveway



£899,995

Leasehold
Energy Efficiency Rating: D



6 Station Square,

Lytham, FY8 5PA

£899,995

Traditional Three Storey Quasi Semi Period Property Located In The Heart Of Lytham With Lovely Views Of The Bowling Green From The First Floor. Deceptively Spacious, The Property Comprises: Lounge, Dining Room, Kitchen, Conservatory & WC To The Ground Floor, Three Double Bedrooms, En Suite, Family Bathroom & Shower Room To First Floor & Two Further Bedrooms, Study, Games Room & Shower Room To Second Floor. The Property Also Benefits From A Good Sized Basement. To The Front Is A Lawned Garden And, To The Rear, A Private Courtyard Garden.

Tenure: Leasehold. Ground Rent: £25pa. Council Tax Band: E

Ground Floor

Porch

Tiled flooring. Half height tiling. Inner door to:

Entrance Hall

Radiator. Stairs to first floor. Enclosed staircase to basement. Doors leading to the following rooms:

Lounge 5.75m (18'10") max into bay x 4.23m (13'11")

Single glazed bay window to front. Feature fireplace with stone surround and wood burning stove. Radiator. TV point, picture rail, and decorative coving to ceiling.

Dining Room 4.26m (14') x 3.94m (12'11")

Single glazed sash window to side. Radiator. Fireplace with wooden surround. Exposed floorboards. Dado rail, picture rail, and decorative coving to ceiling. Door to:

Inner Hallway

External door to side. Door to:

Kitchen 6.21m (20'4") x 4.23m (13'10")

Two single glazed windows to side. Fitted with a range of cupboards. Butler style sink. Plumbing for dishwasher, and space for fridge freezer and AGA. Double door to:

Conservatory 4.93m (16'2") x 4.17m (13'8")

Double glazed window to side. Tiled flooring with under floor heating. Two wall light points. Bi-fold doors to rear courtyard garden.

WC

Fitted with two piece suite comprising wall mounted wash hand basin and high-level flush WC. Tiled flooring.

Large Basement (Accessed via stairs from entrance hall)

Three storage rooms off a hallway with power and light.

First Floor

Landing

Single glazed window to side. Feature fireplace. Radiator. Stairs to second floor. Doors leading to:

Bedroom 1 4.18m (13'9") x 4.13m (13'7")

Single glazed sash window to side. Wall mounted concealed boiler. Radiator. Picture rail. Door to:

En-Suite Bathroom 4.24m (13'11") x 1.93m (6'4")

Single glazed sash window to rear. Fitted with three piece suite with roll top bath, wash hand basin, and WC. Radiator. Tiled flooring, picture rail, and half height panelling.

Bedroom 2 5.77m (18'11") max into bay x 4.23m (13'11")

Single glazed bay window to front. Fireplace with tiled inset and hearth. Radiator, picture rail, decorative coving to ceiling.

Bedroom 3 4.26m (14') x 3.94m (12'11")

Single glazed sash window to side. Feature fireplace. Radiator. TV point. Decorative coving to ceiling.

Bathroom 2.99m (9'10") x 1.62m (5'4")

Single glazed sash window to front. Fitted with two piece suite comprising roll top bath and pedestal wash hand basin. Radiator. Tiled flooring.

Shower Room

Single glazed window to side. Fitted with two comprising shower enclosure with fitted shower, and WC. Part tiled walls, and tiled flooring.

Second Floor

Landing

Radiator. Doors leading to:

Bedroom 4 4.93m (16'2") x 4.25m (13'11")

Single glazed sash window to rear, and velux window. Feature fireplace. Radiator.

Bedroom 5 3.91m (12'10") x 2.50m (8'3")

Single glazed sash window to side. Radiator.

Games Room 6.04m (19'10") x 3.38m (11'1") max

Two single glazed windows to front. Radiator.

Study 3.91m (12'10") x 2.97m (9'9")

Single glazed sash window to side. Feature fireplace.

Shower Room

Single glazed window to side. Fitted with three piece suite comprising double shower enclosure with fitted shower, wash hand basin, and WC. Full height tiling to all wall. Airing cupboard housing hot water cylinder. Radiator. Tiled flooring.

External

Front

Wall enclosed lawned garden. Steps leading to front door. Paved driveway leading to:

Single Garage

Up and over door.

Rear

Private courtyard garden.

