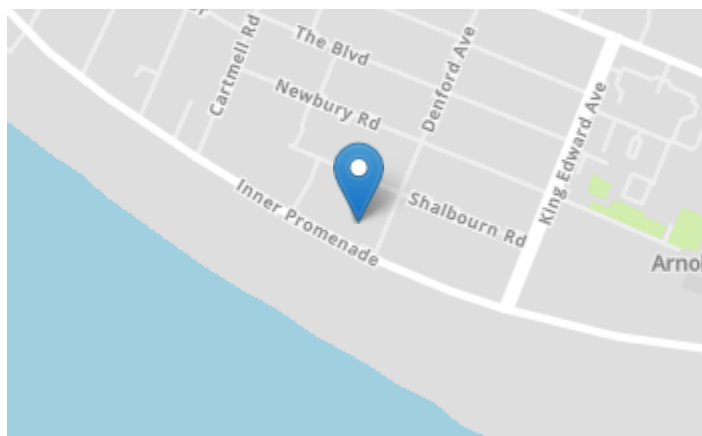


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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145 Inner Promenade, Lytham St Annes, Lancashire, FY8 1DW



- Stunning Detached Family Home
- Panoramic Sea Views
- 3 Receptions & Living Dining Kitchen
- Swimming Pool & Games Room
- Principal Suite with Dressing Room & Bathroom
- Large Balcony With Sea Views
- Viewing Highly Recommended

£1,095,000

Leasehold
Energy Efficiency Rating: C



Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
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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.



145 Inner Promenade, Lytham St Annes, Lancashire, FY8 1DW

£1,095,000

This stunning detached family house occupies a prime position overlooking the sea front. The spacious accommodation comprises four reception rooms, a fitted dining kitchen, three en-suite bedrooms, and a swimming pool. There are landscaped gardens, a horseshoe driveway and an integral double garage.

Tenure: Leasehold

Council Tax: Band G



Ground Floor

Porch

Double glazed window to side, double glazed window to front, radiator, door to:

Vestibule

Sliding door to:

WC

Obscure double glazed window to side, fitted with two piece suite comprising, inset wash hand basin with storage under, and WC, full height tiling to all walls, extractor fan, tiled flooring.

Cloaks Cupboard

Obscure double glazed window to side, radiator.

Entrance Hall

Two radiators, stairs to first floor with storage cupboard under, door to:

Lounge 5.61m (18'5") max into bay x 4.54m (14'11")

Double glazed bay window to front, two radiators, TV point, decorative coving to ceiling, coal effect gas fire with marble inset and hearth, bi-fold doors to snug.

Dining Room 5.69m (18'8") x 3.62m (11'11")

Double glazed window to front, double glazed window to side, radiator, decorative coving to ceiling door to:

Kitchen 7.43m (24'5") x 5.18m (17')

Fitted with a matching range of base and eye level units with granite worktops, two sinks with mixer tap, under-unit lights, integrated fridge, freezer, wine fridge and dishwasher, space for range, double glazed window to rear, tiled flooring with under floor heating, feature LED ceiling lighting, decorative coving to ceiling, bi-fold doors to rear garden, door to:

Snug 4.54m (14'11") x 3.92m (12'10")

Two radiators, TV point, decorative coving to ceiling, double doors to rear garden, double door to:

Games Room 6.19m (20'4") x 5.07m (16'7")

Full height double glazed window overlooking the swimming pool, wood panelled walls, door to:

Swimming Pool 11.33m (37'2") x 7.10m (23'3") max

Two sets of French double doors and a single door to the rear garden, Velux windows, door to:

Plant Room

Housing equipment for pool.

Laundry Room 1.90m (6'3") x 1.75m (5'9")

Butler style sink, plumbing for washing machine, space for tumble dryer, double glazed window to side, tiled flooring.

Changing / Shower Room

Shower area with fitted shower, door to:

WC

Fitted with two piece suite comprising wall mounted wash hand basin, and WC, full height tiling to all walls, extractor fan, tiled flooring

Garage 6.19m (20'4") max x 5.42m (17'9")

With power and light connected, remote-controlled electric up and over door.

First Floor

Landing

Two radiators, decorative coving to ceiling, double door to Balcony overlooking the sea front, door to:

Bedroom 1 5.53m (18'2") max into bay x 4.54m (14'11")

Double glazed bay window to front overlooking the sea front, radiator, TV point, decorative coving to ceiling, open plan to:

Dressing Room 5.79m (19') x 5.01m (16'5")

Double glazed window to front, velux window, fitted bedroom suite with a range of wardrobes, fitted matching dressing table and drawers, radiator, door to:

En-suite

Fitted with five piece suite comprising bath with telephone style mixer tap, inset wash hand basin, shower enclosure with fitted shower, bidet and WC, full height tiling to all walls, extractor fan, shaver point, velux window, fitted with a range of storage units with granite worktops, two plinth heaters.

Bedroom 2 7.56m (24'10") x 3.62m (11'11")

Double glazed window to front, double glazed window to rear, fitted bedroom suite with a range of wardrobes, two radiators, door to:

En-suite

Fitted with three piece suite comprising bath, pedestal wash hand basin and WC, full height tiling to all walls, extractor fan, shaver point, obscure double glazed window to rear, radiator, tiled flooring.

Bedroom 3 4.54m (14'11") x 3.92m (12'10")

Double glazed window to rear, radiator, door to wardrobe, door to:

En-suite

Fitted with three piece suite comprising bath with telephone style mixer tap, pedestal wash hand basin and WC, full height tiling to all walls, obscure double glazed window to rear, radiator, tiled flooring.

External

Indian stone paved horseshoe driveway provides off street parking space for several vehicles and gives access to the aforementioned garage. Well maintained, landscaped gardens to the front and rear of the property.

