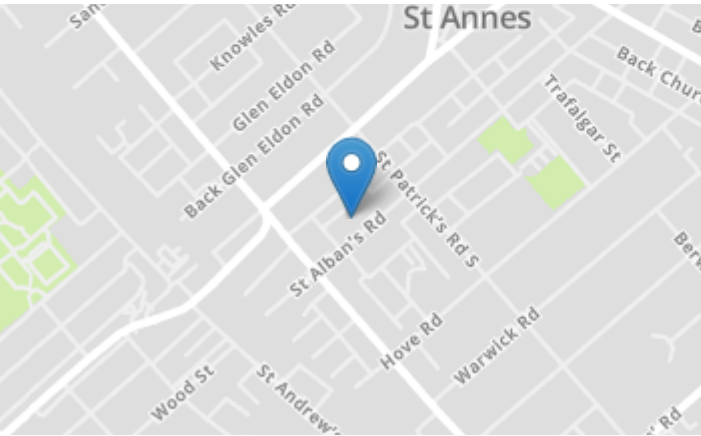


Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		80
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	59	
(39 to 54) E		
(21 to 38) F		69
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC



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**55 St Albans Road,**  
**Lytham St Annes, Lancashire, FY8 1TG**



- Large Mid Terrace Family Home
- Presented to a Very High Standard
- Just a short walk from the Square
- 2 Receptions & Large Dining Kitchen
- 5 Bedrooms
- 2 Bathrooms

**£229,950**

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 -  
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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.





# 55 St Albans Road, Lytham St Annes, Lancashire, FY8 1TG £229,950

This well presented mid terrace family house is located just a short walk from the town centre. The accommodation which is over three floors comprises two reception rooms, a fitted dining kitchen, a ground floor wc, five bedrooms, an en-suite and a family bathroom. There is a courtyard to the rear.

Council Tax: Band C

Tenure: Freehold



## Ground Floor

Porch

Door to:

Entrance Hall

Radiator, coving to ceiling, stairs, door to Storage cupboard, door to:

Lounge

5.32m (17'5") max into bay x 3.93m (12'11")  
Double glazed bay window to front, radiator, TV point, decorative coving to ceiling, inset wood burning stove with glass door.

Sitting Room

4.14m (13'7") x 3.27m (10'9")  
Double glazed window to rear, radiator, coal effect gas fire.

Kitchen

5.82m (19'1") x 3.47m (11'4")  
Fitted with a matching range of base and eye level units with worktop space over, butler style sink with mixer tap, plumbing for dishwasher, space for fridge/freezer and range with extractor hood over, two double glazed windows to side, radiator, TV point, wall mounted boiler, door to rear garden.

WC

Obscure double glazed window to side, fitted with two piece comprising, vanity wash hand basin with storage under, mixer tap and tiled splashback and WC, radiator.

## First Floor

Landing

Radiator, stairs to second floor with storage cupboard under, door to:

Bedroom 2

4.14m (13'7") x 3.21m (10'6")



Bedroom 3

3.68m (12'1") x 3.47m (11'4")  
Double glazed window to rear, fitted bedroom suite with a range of wardrobes.

Bedroom 4

4.51m (14'10") x 2.69m (8'10")  
Double glazed window to front, radiator.

Bedroom 5

3.41m (11'2") x 2.34m (7'8")  
Double glazed window to front, radiator.

Bathroom

Fitted with four piece suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap, walk-in shower area with fitted shower and glass screen, and WC, extractor fan, obscure double glazed window to side, radiator.

## Second Floor

Landing

Door to:

Bedroom 1

6.03m (19'9") max x 5.10m (16'9") max  
Double glazed window to front, fitted bedroom suite with a range of wardrobes, radiator, TV point, door to:

En-Suite Bathroom

Fitted with three piece suite comprising panelled bath, vanity wash hand basin with storage under and mixer tap and WC, part tiled walls, velux window, radiator, tiled flooring.

External

Enclosed courtyard to the rear of the property.

