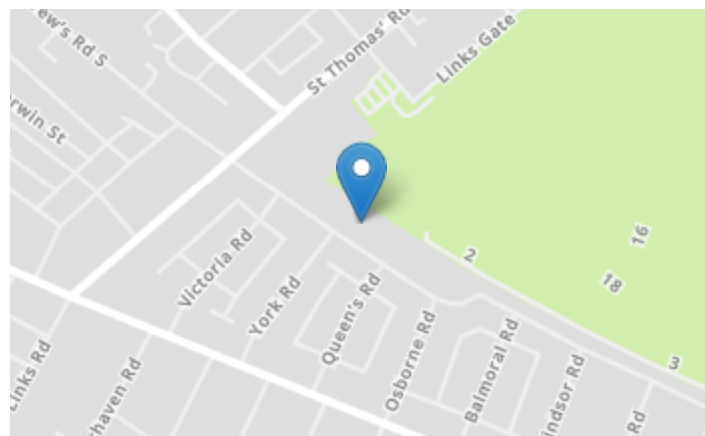
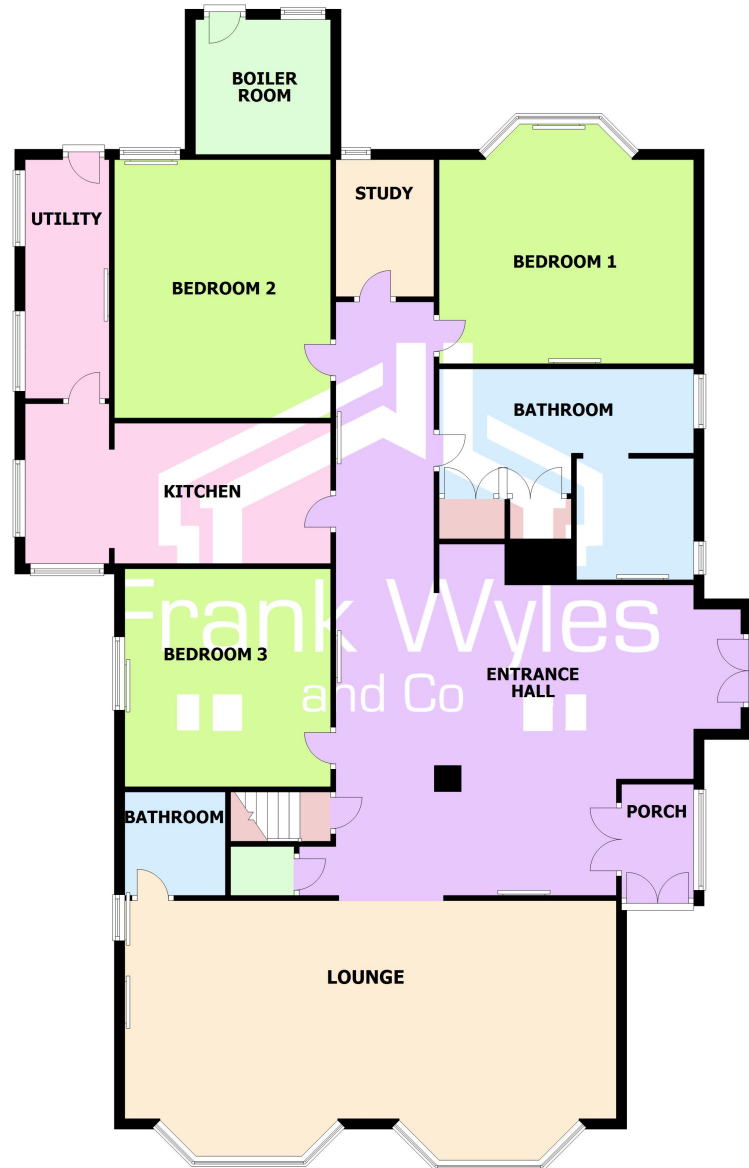


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 to 100) A	76
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	

Bad energy efficient - higher running costs

England, Wales & N.Ireland

GROUND FLOOR
APPROX. 217.1 SQ. METRES (2337.0 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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151 St Andrews Road South,
Lytham St Annes, Lancashire, FY8 1YB

- Detached True Bungalow
- Adjacent to Royal Lytham Golf Course
- Over 220 square metres of internal Floor Space
- Some Modernisation Required
- Huge Development Potential
- Viewing Essential



£395,950

Freehold
Energy Efficiency Rating: F



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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.



151 St Andrews Road South,

Lytham St Annes, Lancashire, FY8 1YB

£395,950

This Deceptively spacious Detached True Bungalow offers huge potential with over 220 square metres of internal floor space. Set in a popular location, backing onto Royal Lytham Golf Course and just a short stroll from the sea front. The property would benefit from some modernisation. Early viewing highly recommended.

Tenure: Freehold

Council Tax: Band E

GROUND FLOOR

Porch

Double glazed windows, double doors to:

Entrance Hall

Three radiators, telephone point, seven wall light points, gas fire, door to cloakroom, enclosed staircase to basement storage area, double doors to side, open access to:

Lounge 9.19m (30'2") x 5.13m (16'10") max into bay

Two double glazed bay windows to front, radiator, TV point, eight wall light points, coal effect gas fire, door to:

Bathroom

Fitted with three piece suite with panelled bath, pedestal wash hand basin and WC, part mosaic walls, extractor fan, obscure double glazed window to side, radiator.

Kitchen 5.84m (19'2") x 2.00m (6'7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for dishwasher, space for fridge and freezer, built-in oven, built-in four ring hob, double glazed window to front, double glazed window to side, door to:

Utility 4.26m (14') x 1.61m (5'3")

Stainless steel sink unit with single drainer, plumbing for washing machine, space for fridge/freezer and tumble dryer, two double glazed windows to side, radiator, external door to rear.

Bedroom 1 4.95m (16'3") max into bay x 4.87m (16')

Double glazed bay window to rear, fitted bedroom suite

comprising two fitted single wardrobes and matching bedside cabinets, wash hand basin with tiled splashbacks, two radiators, two wall light points, cornice style coving to ceiling.

Bedroom 2 4.93m (16'2") x 4.13m (13'7")

Double glazed window to rear, built-in double wardrobe, vanity wash hand basin with cupboard under, radiator, two wall light points.

Bedroom 3 4.16m (13'8") x 3.94m (12'11")

Double glazed window to side, two built-in double wardrobes, vanity wash hand basin with cupboard under, radiator, two wall light points.

Study 2.61m (8'7") x 1.88m (6'2")

Obscure double glazed window to rear.

Bathroom

Fitted with four piece suite comprising panelled bath with shower attachment and mixer tap, pedestal wash hand basin, WC, separate shower area with fitted shower and pedestal wash hand basin, full height tiling to all walls, two obscure double glazed windows to side, built-in cupboards.

External

Driveway with off street parking for multiple vehicles leading to a car port. Attached brick-built boiler room.

