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**21 Kenilworth Road,**  
**Lytham St Annes, FY8 1TZ**

- Semi Detached Family House
- Recently Refurbished Throughout
- large Open Plan Dining Kitchen
- 3 Bathrooms
- Viewing Essential



**£259,950**

Leasehold  
 Energy Efficiency Rating: E



## 21 Kenilworth Road,

Lytham St Annes, FY8 1TZ

**£259,950**

This recently refurbished chain free semi detached house is not to be missed offering spacious accommodation in a convenient location close to several schools and within walking distance of St. Annes town centre. The property comprises a lounge an open plan dining kitchen, three bedrooms and a family bathroom. Outside there are good sized gardens, a garage and a driveway.

Tenure: Leasehold

Council Tax: Band D



## Ground Floor

### Entrance Hall

Radiator, coving to ceiling, stairs to first floor with storage cupboard under with obscure double glazed window to side, door to:

### Lounge

4.70m (15'5") max into bay x 4.09m (13'5") Double glazed bay window to front, radiator, TV point, picture rail, coving to ceiling.

### Living Dining Kitchen

6.74m (22'1") max x 4.71m (15'6") max Fitted with a matching range of base and eye-level units with worktop space over, stainless steel with mixer tap, integrated appliances including, fridge, freezer, dishwasher and washing machine, built-in oven and hob with extractor hood over, concealed wall mounted combi boiler, feature upright radiator, tiled flooring, picture rail, double glazed bay window to rear, French doors leading to rear deck.

## First Floor

### Landing

Obscure double glazed window to side, door to:



### Bedroom 1

4.73m (15'6") max into bay x 4.09m (13'5") Double glazed bay window to front, radiator, coving to ceiling.

### Bedroom 2

4.72m (15'6") max into bay x 3.91m (12'10") Double glazed bay window to rear, radiator

### Bedroom 3

2.77m (9'1") x 2.55m (8'4") Double glazed window to front, radiator, picture rail.

### Bathroom

Fitted with four piece suite comprising freestanding bath with mixer tap, walk-in double shower with glass screen, wall mounted wash hand basin, and wc, obscure double glazed window to rear, heated towel rail, tiled flooring, part tiled walls

### External

Driveway to the front of the property with off street parking for several vehicles and leading to a brick-built garage with up-and-over door and courtesy door to side. Good sized rear garden with decked and lawned areas, mature planted borders.

