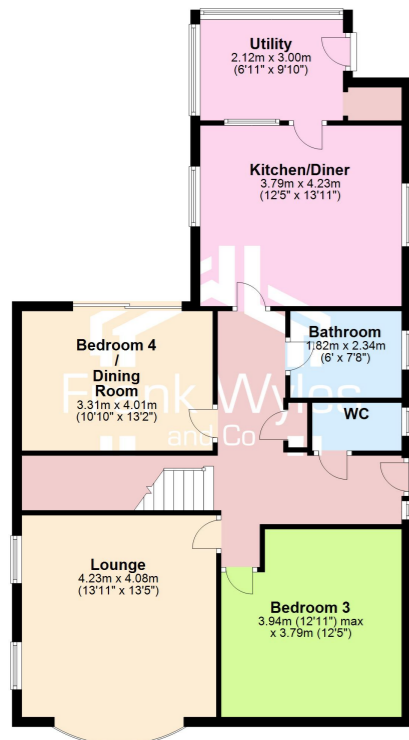


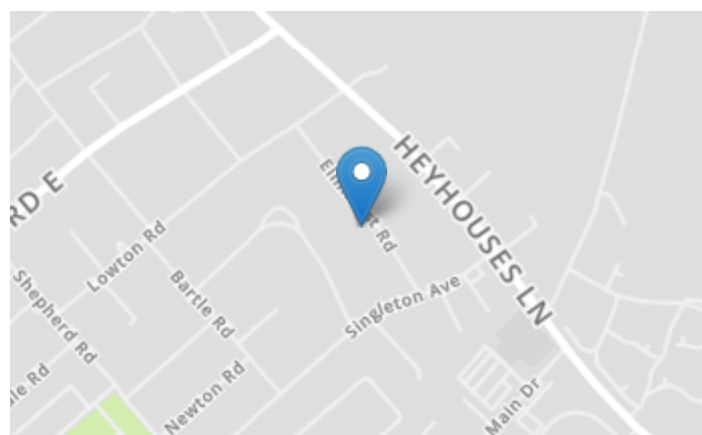
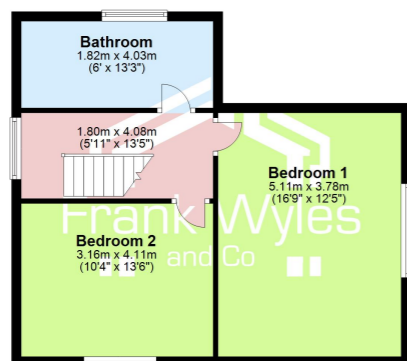
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	76



Ground Floor
Approx. 93.4 sq. metres (1005.6 sq. feet)



First Floor
Approx. 48.3 sq. metres (519.9 sq. feet)



01253 713 695
21 Orchard Road, St. Annes FY8 1RY

01253 731 222
11 Park Street, Lytham FY8 5LU

sales@frankwyles.com lytham@frankwyles.com
www.frankwyles.com

facebook.com/frankwyles @frankwyles

rightmove See all our properties at onTheMarket.com

31 Elmhurst Road,
Lytham St Annes, Lancashire, FY8 3JH

- Deceptively spacious detached dormer bungalow
- 3-4 Bedrooms, 1-2 Receptions
- 2 bathrooms
- Kitchen Diner & Utility
- Large Garden to the Rear
- Viewing Essential



£365,000

Leasehold
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 -
(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.
(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



31 Elmhurst Road, Lytham St Annes, Lancashire, FY8 3JH £365,000

Not to be missed! This impressive deceptively spacious detached dormer bungalow sits in large gardens and offers huge flexibility in accommodation. Set in a quiet location, yet just a short walk to several schools and shops. The generous accommodation briefly comprises of one/2 receptions, 3/4 bedrooms, fitted kitchen diner and utility, two bathrooms, garage driveway and large garden to the rear. Early viewing is highly recommended!

Tenure: Leasehold Ground Rent £22 pa

Council Tax: Band D



Entrance Hall

Composite secure front door, Storage cupboard housing metres, radiator, door to:

Lounge

4.23m (13'11") x 4.08m (13'5")

UPVC double glazed bay window overlooking front garden, two double radiators, TV point, telephone point, two further UPVC leaded double glazed windows to the side, feature open fireplace with tiled hearth and surround.

Kitchen Diner

4.23m (13'11") x 3.79m (12'5")

Fitted kitchen with a matching range of base and eyelevel kitchen cabinets with complimentary countertop over, 1 1/2 composite sink with mixer tap and drainer, space for fridge freezer, integrated dishwasher, space for range cooker and five ring gas hob with extractor hood over, part tiled walls, radiator, UPVC double glazed windows to both sides, further UPVC double glazed window to the utility room, door to:

Utility

3.00m (9'10") x 2.12m (6'11")

Fitted Kitchen cabinets with countertop over, plumbing for washing machine, door leading to the garden.

Bedroom 3

3.94m (12'11") max x 3.79m (12'5")

UPVC double glazed bay window overlooking the front garden, radiator.

Bedroom 4 / Reception

4.01m (13'2") x 3.31m (10'10")

UPVC double glazed sliding patio doors leading to the garden, radiator.

Ground Floor Bathroom

Modern white two-piece suites comprising panelled bath with central mixer taps, wash and basin with mixer tap in vanity unit, part tiled walls, panelled ceiling, radiator, obscure UPVC double glazed window.



Separate WC

Low-level WC, corner wash handbasin with taps in vanity unit, part tiled walls, radiator, obscure UPVC double glazed window.

First Floor

Landing

UPVC double glazed window to the side, radiator, loft hatch giving access to the loft, door to:

Bedroom 1

5.11m (16'9") x 3.78m (12'5")

UPVC double glazed window to the side, radiator.

Bedroom 2

4.11m (13'6") x 3.16m (10'4")

UPVC double glazed window overlooking the front, radiator.

Bathroom

Three-piece suite comprising panel bath with central mixer taps, shower over with shower curtain rail, wash handbasin, low-level WC, radiator, two obscure UPVC double glazed windows.

External

Front

Walled low maintenance front garden with established borders including two cherry blossom trees, driveway with off street parking for several cars leading to the garage.

Rear

Large private walled rear garden established borders, Indian stone patio accessed from both bedroom four and the utility area, further patio to the rear of the garden.

Garage

2.76m x 4.9m

Open over door, power and light, UPVC double glaze window overlooking the rear garden.

