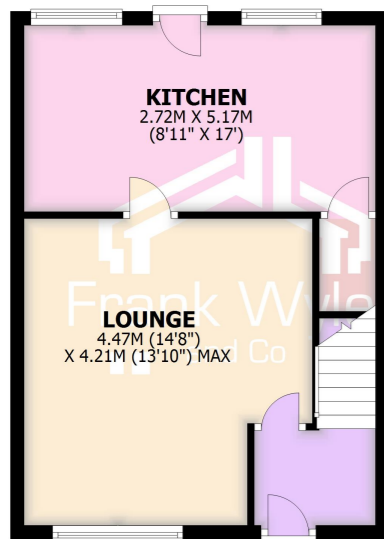


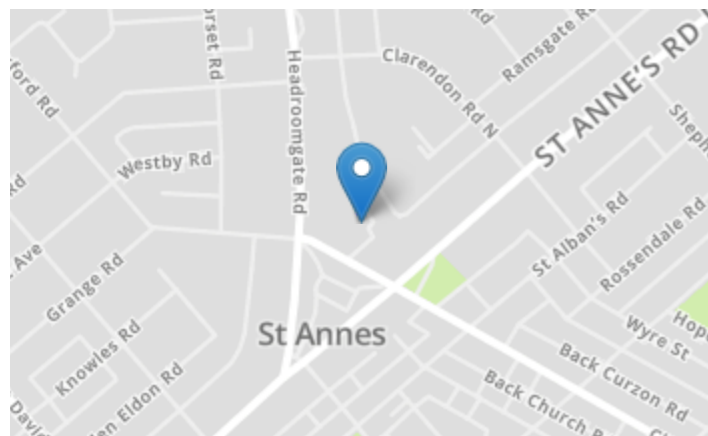
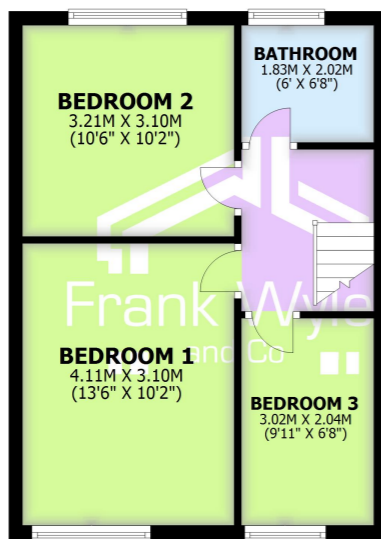
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



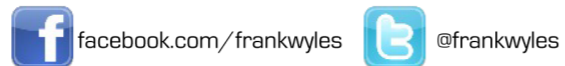
GROUND FLOOR
APPROX. 37.4 SQ. METRES (402.6 SQ. FEET)



FIRST FLOOR
APPROX. 37.4 SQ. METRES (402.6 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
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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.

4 Vicarage Close, Lytham St Annes, Lancashire, FY8 3BQ

- Mid Terraced Property In a Popular Location
- Close to Several Schools & Shops
- Chain Free & Requiring Some Modernisation
- Large Reception
- 3 Bedrooms
- Garage & Low Maintenance Gardens
- Viewing Highly Recommended



£149,950

Freehold
Energy Efficiency Rating: D



4 Vicarage Close,

Lytham St Annes, Lancashire, FY8 3BQ

£149,950

This mid terrace family house is ideally located for access to shops and schools. The accommodation comprises a lounge, a dining kitchen, three bedrooms and a bathroom. There is a garage and gardens to the front and rear.

Tenure: Freehold

Council Tax: C

Ground Floor

Entrance Hall

Radiator, stairs to first floor, door to:

Lounge

4.47m [14'8"] x 4.21m [13'10"] max
Double glazed window to front, radiator, TV point, gas fire, door to:

Kitchen

5.17m [17'] x 2.72m [8'11"]
Fitted with a range of units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer, electric point for cooker, two windows to rear, radiator, wall mounted boiler, door to storage cupboard, door to rear garden.

First Floor

Landing

Door to:

Bedroom 1

4.11m [13'6"] x 3.10m [10'2"]
Double glazed window to front, radiator.

Bedroom 2

3.21m [10'6"] x 3.10m [10'2"]
Window to rear, fitted bedroom suite with a range of wardrobes, radiator.

Bedroom 3

3.02m [9'11"] x 2.04m [6'8"]
Double glazed window to front, radiator, overstairs storage.

Bathroom

2.02m [6'8"] x 1.83m [6']
Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and WC, part tiled walls, obscure window to rear, radiator.

External

Single garage accessed via rear service road with courtesy door. Gardens to the open front and rear of the property.

