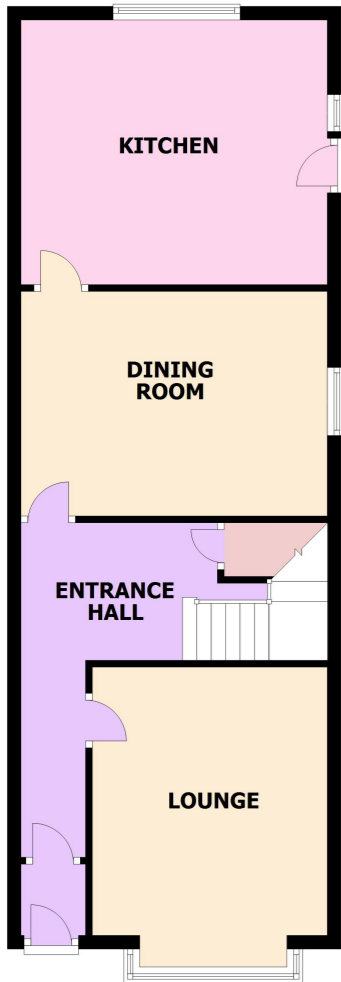


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs		70	58

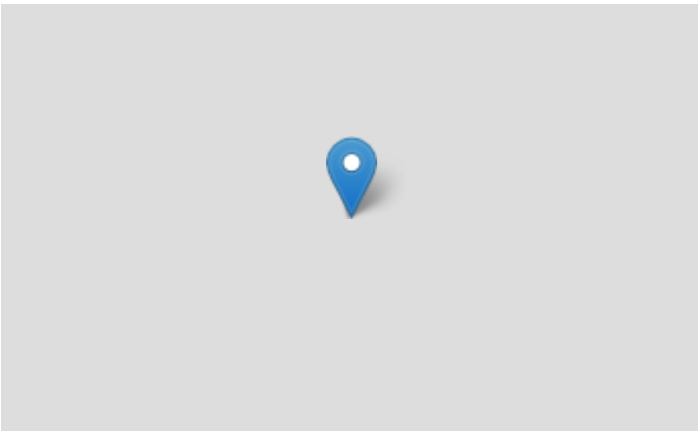
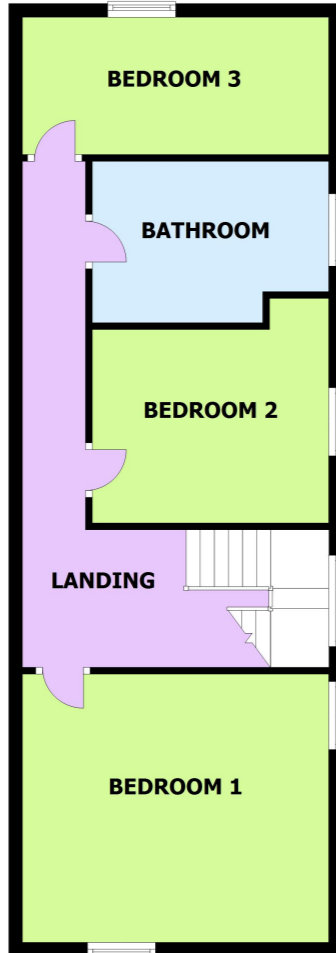
England, Wales & N.Ireland  
EU Directive 2002/91/EC



**GROUND FLOOR**  
APPROX. 61.1 SQ. METRES (657.3 SQ. FEET)



**FIRST FLOOR**  
APPROX. 61.2 SQ. METRES (658.9 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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**227 St Davids Road North,**  
Lytham St Annes, Lancashire, FY8 2JX



- Semi Detached Family House
- Deceptively Spacious
- 2 Receptions
- 3 Bedrooms
- Viewing Highly Recommended

**£185,000**

Leasehold  
Energy Efficiency Rating: E



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(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.





## 227 St Davids Road North,

Lytham St Annes, Lancashire, FY8 2JX

**£185,000**

This deceptively spacious semi detached family house is located just a short walk from the sea front and within easy access of shops and services. The accommodation comprises two reception rooms, a fitted kitchen, three bedrooms and a family bathroom. There are gardens to the front and rear of the property.

Tenure: Leasehold

Council Tax: Band C



## Ground Floor

### Porch

Door to:

### Entrance Hall

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

### Lounge

3.94m (12'11") x 3.46m (11'4")

Double glazed box bay window to front, TV point, picture rail, radiator, coal effect gas fire set in stone surround.

### Dining Room

4.50m (14'9") x 3.30m (10'10")

Double glazed window to side, radiator, dado rail and picture rail, coving to ceiling, door to:

### Kitchen

4.50m (14'9") x 3.89m (12'9")

Fitted with a matching range of base and eye level units with worktop space over, island unit with stone worktop, 1+1/2 bowl sink with single drainer and mixer tap, integrated fridge, freezer, dishwasher and washing machine, built-in Gaggenau oven, steam oven and warming drawer, built-in De Dietrich induction hob with extractor hood over, built-in microwave, double glazed window to rear, obscure window to side, radiator, tiled flooring, external door to side.

## First Floor

### Landing

Obscure window to side with coloured glass, radiator, picture rail, coving to ceiling, door to:

### Bedroom 1

4.50m (14'9") x 3.94m (12'11")

Double glazed window to side, double glazed window to front, fitted bedroom suite with a range of wardrobes, radiator, picture rail, coving to ceiling, TV point.

### Bedroom 2

3.48m (11'5") x 3.30m (10'10") max

Double glazed window to side, radiator, TV point, picture rail, coving to ceiling.

### Bedroom 3

4.50m (14'9") x 2.02m (6'7")

Double glazed window to rear, radiator, picture rail.

### Bathroom

Fitted with four piece comprising bath with mixer tap, wall mounted wash hand basin with mixer tap, double shower enclosure with fitted shower with body jets, and WC, full height tiling to all walls, obscure double glazed window to side, tiled flooring.

### External

Gardens to the front and enclosed rear of the property.

