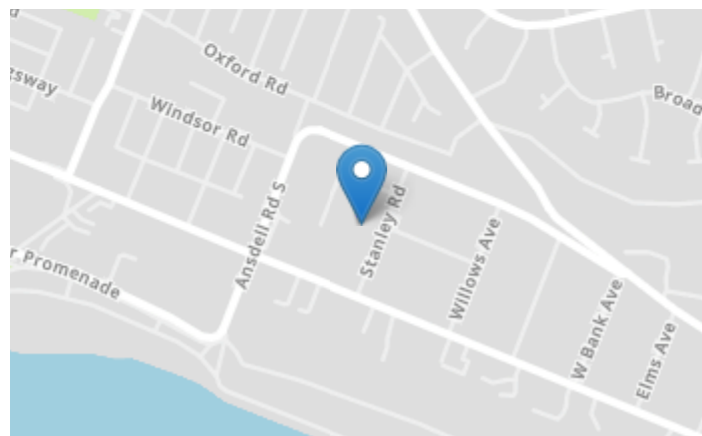
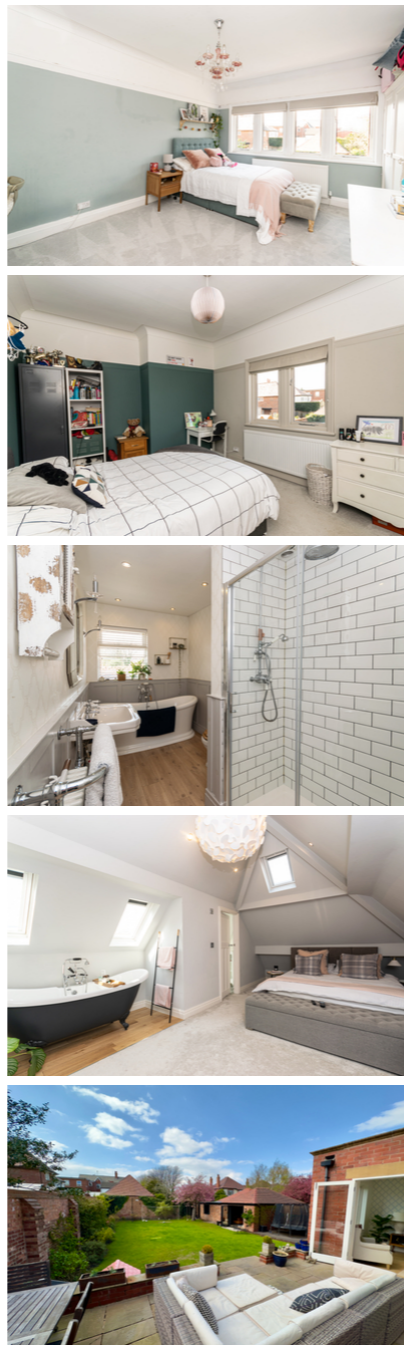
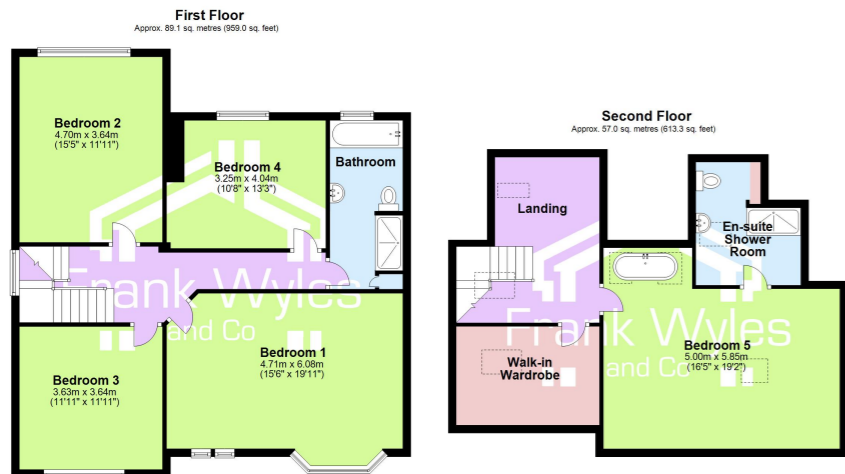
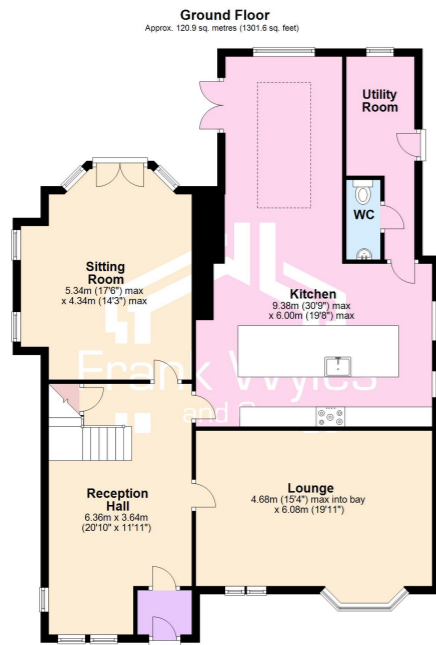


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	72
E (39-54)	59
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	



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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.

**20 Stanley Road,
 Lytham, FY8 5QX**

- Gorgeous Detached Arts & Crafts House With Many Original Features
- Located In The "Avenues" Area Of Lytham
- Characterful Reception Hall With Fireplace
- Two Large Reception Rooms ,Living Dining Kitchen & Utility With WC
- Five Double Bedrooms, En Suite & Family Bathroom
- Large Westerly Facing Walled Rear Garden & Sun Terrace
- Garden Room With Bar & Gym & Separate Brick Store



£1,150,000

Leasehold
 Energy Efficiency Rating: D



20 Stanley Road, Lytham, FY8 5QX £1,150,000

Boasting Many Original Features, This Gorgeous Three Storey Detached Arts & Crafts House Is Located In The Popular "Avenues" Area Of Lytham. A Credit To The Current Owners, The Property Welcomes You With A Hug When Entering The Characterful Reception Hall Which Leads To A Large Lounge & Sitting Room, Fabulous Extended Living Dining Kitchen, Utility, & Downstairs WC. To The First Floor Are Four Double Bedrooms & The Family Bathroom And, To The Second Floor, A Self Contained Suite Of Double Bedroom With Roll Top Bath, En Suite Shower Room, Walk-In Wardrobe & Seating Area/Office Space. To The Front Is A Driveway Providing Off Road Parking & Leading To The Lovely Westerly Facing Sun Terrace & Wall Enclosed Garden With The Benefit Of A Garden Room. A Must See To Fully Appreciate The Delights Of This Property!

Tenure: Leasehold (999 years from new). Ground Rent: £7.50 pa. Council Tax Band: F

Additional Information: Brand new combination boiler.



Ground Floor

Porch

Large wooden door to front. Original tiled flooring. Inner wooden door with stained glass insert leading to:

Reception Hall 6.36m (20'10") x 3.63m (11'11")

Two obscure windows to front with stained glass inserts and obscure window to side with stained glass inserts. Feature coal effect gas fire. Radiator. Ornate ceiling and two feature archways. Turned stair case leading to first floor with storage cupboard under. Doors leading to the following rooms:

Lounge 6.08m (19'11") x 4.68m (15'4") max into bay

Two leaded windows to front and double glazed lead effect bay window to front with feature archway. Coal effect gas open set in marble surround. Radiator. Ornamental plate rack and ornate ceiling.

Sitting Room 5.34m (17'6") max x 4.34m (14'3") max

Two leaded windows to side and two double glazed windows to rear with feature archway with double doors leading to terrace. Two radiators. TV point. Picture rail and ornate ceiling.

Living Dining Kitchen 9.38m (30'9") max x 6.00m (19'8") max (L Shaped)

Double glazed window to rear, two double glazed windows to side. Fitted with a matching range of base and eye level units with marble worktops and matching island unit with breakfast bar. Butler style sink with mixer tap. Built-in fridge, dishwasher and microwave. Space for range style cooker with extractor hood over. Glazed roof lantern. TV point. Wooden herringbone flooring. French doors to terrace. Door to:

Utility Room 5.15m (16'11") x 1.73m (5'8")

Double glazed window to rear. Fitted with a matching range of base and eye level units with worktop space over incorporating a ceramic sink with mixer tap. Integrated freezer, plumbing for washing machine, space for tumble dryer. Radiator. Tiled flooring. External door to side. Door to:

WC

Fitted with two piece suite comprising pedestal wash hand basin, and WC. Extractor fan. Radiator.

First Floor

Landing

Obscure leaded window to side with stained glass insert. Radiator. Picture rail. Stairs to second floor. Doors leading to the following rooms:

Bedroom 1 6.08m (19'11") x 4.71m (15'6")

Double glazed bay window to front and two leaded windows to front. Fitted bedroom suite with a range of wardrobes. Radiator. TV point. Picture rail.



Bedroom 2 4.70m (15'5") x 3.63m (11'11")

Double glazed windows to rear. Built-in triple wardrobe. Radiator. Picture rail, and coving to ceiling.

Bedroom 3 3.63m (11'11") x 3.63m (11'11")

Double glazed lead effect windows to front. Fitted bedroom suite with a range of wardrobes. Radiator. Picture rail.

Bedroom 4 4.04m (13'3") x 3.25m (10'8")

Double glazed windows to rear. Radiator. Picture rail, and coving to ceiling.

Bathroom

Double glazed window to rear. Fitted with four piece suite comprising roll top bath with telephone style mixer tap, pedestal wash hand basin, double shower enclosure with fitted shower, and WC. Heated towel rail.

Second Floor

Landing

Two velux windows. Radiator. Space for desk/sofa. Doors leading to:

Bedroom 5 5.85m (19'2") x 5.00m (16'5")

Three velux windows. Two radiators. Freestanding roll top bath. Door to:

En Suite Shower Room

Velux window. Fitted with three piece suite comprising shower area with fitted shower and glass screen, wash hand basin, and WC. Heated towel rail. Shaver point. Tiled walls and floor.

Walk-in Wardrobe

Velux window.

External

Front

Attractive lawned garden. Driveway providing off road parking with double gates leading to additional driveway and the rear garden. Second set of double gates leading to bin store and general storage area.

Wall Enclosed Westerly Rear Garden

Raised sun terrace accessed from Sitting Room & Living Dining Kitchen with space for table and chairs. Steps down to good sized lawned garden.

Garden Room & Gym

Bifold doors. Two electric radiators. Built-in bar with shelving and storage. TV point. Glass double doors to gym. Window to side. Brick built store located to rear of Garden Room/Gym. Accessed via external door.

