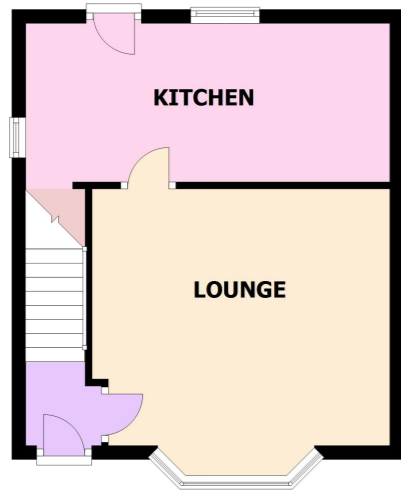
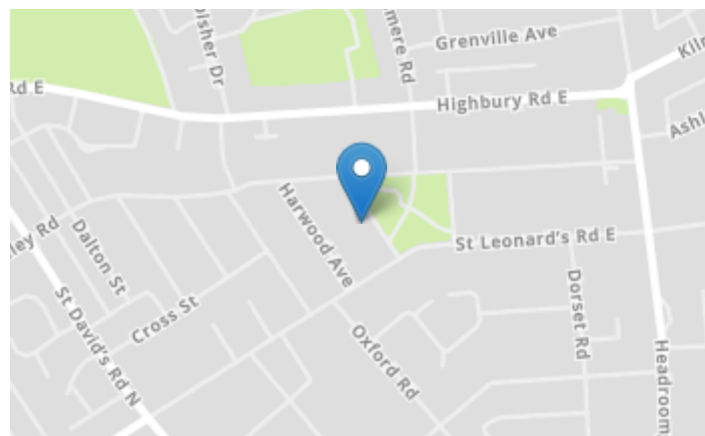
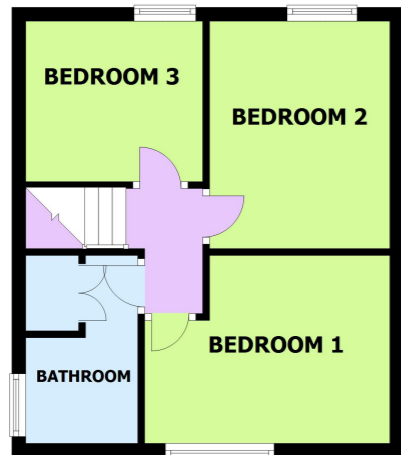


**GROUND FLOOR**



**FIRST FLOOR**



**01253 713 695**

**21 Orchard Road, St. Annes FY8 1RY**

**01253 731 222**

**11 Park Street, Lytham FY8 5LU**

[sales@frankwyles.com](mailto:sales@frankwyles.com) [lytham@frankwyles.com](mailto:lytham@frankwyles.com)

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**15 Keswick Road,**  
**Lytham St Annes, Lancashire, FY8 2HN**

- Semi Detached Family House
- Large Reception Room
- Fitted Breakfast Kitchen
- 3 Bedrooms
- Sunny Private Rear Garden
- Viewing Highly Recommended



**£145,000**

Freehold  
Energy Efficiency Rating: D



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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 no authority to make or give any representation or warranty whatever in relation to this property.



## 15 Keswick Road, Lytham St Annes, Lancashire, FY8 2HN £145,000

This well presented semi detached house is located in a popular area overlooking a park and within easy reach of shops and schools. The accommodation comprises a lounge, a fitted dining kitchen, three bedrooms and a bathroom. Outside there are gardens to the front and rear and a large garden store.

Tenure: Freehold

Council Tax: Band B



### Ground Floor

#### Entrance Hall

Radiator, stairs to first floor, door to:

#### Lounge

4.48m (14'8") max into bay x 4.32m (14'2")  
Double glazed bay window to front, TV point, gas fire with marble inset and hearth, door to:

#### Kitchen

5.29m (17'4") x 2.30m (7'7")  
Fitted with a matching range of base and eye level units, stainless steel sink with single drainer, plumbing for washing machine and dishwasher, space for fridge/freezer and range with extractor hood over, obscure double glazed window to side, double glazed window to rear, radiator, wall mounted boiler, understairs storage cupboard, door to rear garden.

### First Floor

#### Landing

Door to:

#### Bedroom 1

3.56m (11'8") max x 2.72m (8'11")  
Double glazed window to front, radiator.

#### Bedroom 2

3.29m (10'10") x 2.62m (8'7")  
Double glazed window to rear, radiator.

#### Bedroom 3

2.57m (8'5") x 2.33m (7'8")  
Double glazed window to rear, radiator.

#### Bathroom

Fitted with three piece suite comprising panelled bath with separate electric shower over and glass screen, pedestal wash hand basin and WC, full height tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to side, overstairs storage cupboard.

#### External

Gardens to the front and rear of the property. Double garage (no vehicular access) to the rear of the property with twin up-and-over doors.

Attached Rear utility with power and light, double glazed window.

