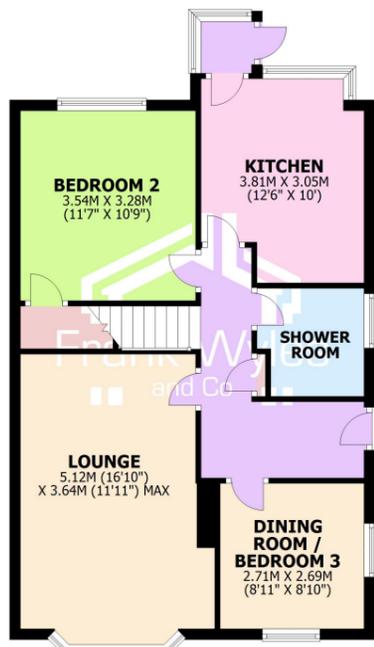
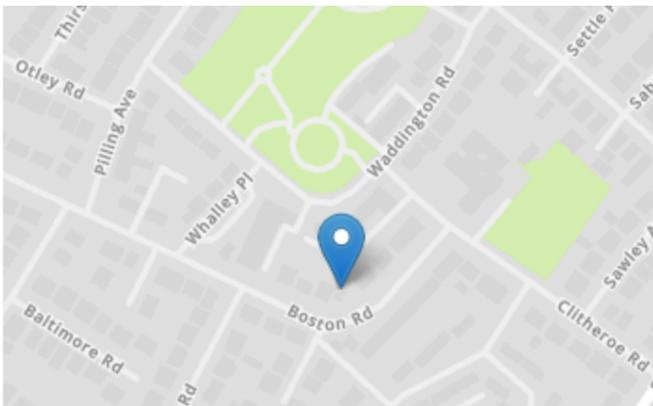


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) <b>A</b>	76
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	

**GROUND FLOOR**  
APPROX. 64.9 SQ. METRES (698.9 SQ. FEET)



**FIRST FLOOR**  
APPROX. 26.0 SQ. METRES (280.0 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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**87 Boston Road,**  
Lytham St Annes, Lancashire, FY8 3PS



- Deceptively Spacious Semi Detached Dormer Bungalow
- Well Presented Throughout
- 1-2 Receptions
- 2-3 Bedrooms
- 2 Bathrooms
- Garage & Driveway
- Viewing Highly Recommended

**£245,000**

Freehold  
Energy Efficiency Rating: E



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.



# 87 Boston Road,

## 87 Lytham St Annes, Lancashire, FY8 3PS

### £245,000

Don't miss out on this opportunity to own a spacious and well-presented semi-detached dormer bungalow in a highly desirable neighbourhood. This property is just a short walk away from top-rated schools, convenient local shops, and easily accessible transport links. The well-appointed accommodation comprises a modern fitted kitchen, 1-2 receptions, 2-3 bedrooms, and 2 bathrooms. The private, enclosed garden to the rear and driveway leading to a garage provide ample outdoor space and off-street parking. Don't wait, schedule a viewing today and see for yourself the potential of making this your new home.

Tenure: Freehold

Council Tax: Band C

Ground Floor  
Entrance Hall  
Radiator, stairs to first floor, door to:

Lounge 5.12m (16'10") x 3.64m (11'11") max  
Double glazed bay window to front, radiator, TV point, coal effect gas fire with marble inset and hearth.

Kitchen 3.81m (12'6") x 3.05m (10')  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, under-unit lights, plumbing for washing machine, space for fridge/ freezer, electric point for cooker with pull out extractor hood over, double glazed window to rear, window to side, radiator, door to:

Rear Porch  
Double glazed windows, door to rear garden

Bedroom 2 3.54m (11'7") x 3.28m (10'9")  
Double glazed window to rear, radiator, door to understairs storage cupboard.

Dining Room / Bedroom 3 2.71m (8'11") x 2.69m (8'10")  
Double glazed window to front, double glazed window to side, radiator.

Shower Room  
Fitted with three piece suite comprising double shower area with fitted shower and glass screen, pedestal wash hand basin and WC, obscure double glazed window to side, radiator.

First Floor  
Landing  
Door to:

Bedroom 1 6.43m (21'1") max x 3.03m (9'11") max  
Double glazed window to side, radiator, TV point, built-in wardrobes with sliding doors, door to cupboard housing wall mounted boiler, door to:

En-suite Shower Room  
Fitted with three piece suite comprising shower enclosure with fitted shower and folding glass screen, vanity wash hand basin with storage under, and WC, full height tiling to all walls, extractor fan, tiled flooring.

External  
Front  
Lawned garden with planted borders, driveway with off street parking for several vehicles

Garage 5.71m (18'9") x 2.75m (9')  
Currently only pedestrian access, power and light connected, double glazed window

Rear  
Enclosed garden with lawned and paved areas bordered with shrubs and trees

