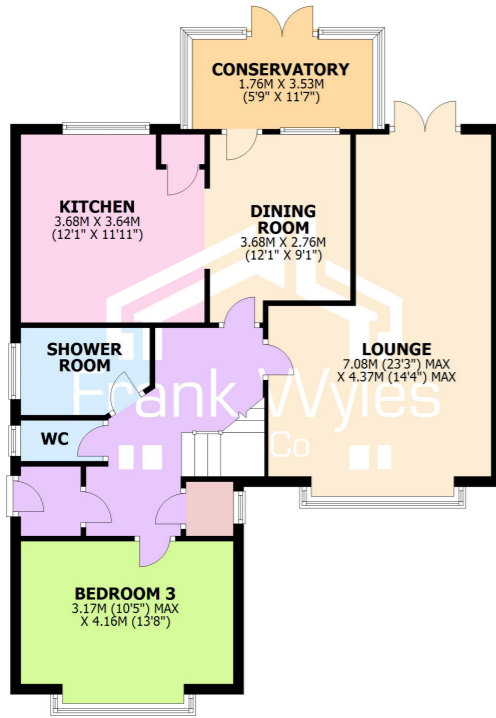
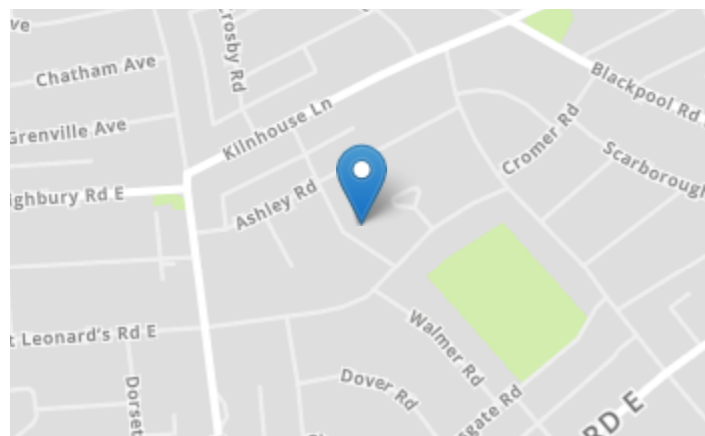


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

GROUND FLOOR
APPROX. 86.1 SQ. METRES (926.8 SQ. FEET)



FIRST FLOOR
APPROX. 42.6 SQ. METRES (458.0 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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28 Sharman Avenue,
Lytham St Annes, Lancashire, FY8 3EJ

- Semi Detached Dormer Bungalow
- Large Reception, Dining Room Open Plan to Stunning Kitchen
- Presented To A Very High Standard
- Conservatory
- 3 Bedrooms & 2 Bathrooms
- Viewing Highly Recommended



£345,000

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 any authority to make or give any representation or warranty whatever in relation to this property.



28 Sharman Avenue, Lytham St Annes, Lancashire, FY8 3EJ £345,000

This deceptively spacious semi detached bungalow is set in a quiet location yet within minutes walk of bus routes and several shops. Presented to the highest standard, the accommodation comprises a large reception, dining room Open Plan to a stunning fitted kitchen, conservatory, 3 bedrooms and two bathrooms. To the rear, there is an immaculate private garden. The driveway has offstreet parking for several cars and leads to a single garage. Early viewing is highly recommended!

Tenure: Freehold

Council Tax: Band D

Internet - Connected to fast fibre



Ground Floor

Porch

Door to:

Entrance Hall

Two radiators, stairs to first floor, door to storage cupboard with obscure double glazed window to side, door to:

Lounge 7.08m (23'3") max x 4.37m (14'4") max

Double glazed box window to front, radiator, coving to ceiling, wall mounted electric fire, double doors to rear garden.

Bedroom 3 4.16m (13'8") x 3.17m (10'5") max

Double glazed box window to front, radiator, TV point, coving to ceiling, fitted with a desk and range of storage units.

Dining Room 3.68m (12'1") x 2.76m (9'1")

Double glazed window to rear, two radiators, tiled flooring, coving to ceiling, open plan to:

Kitchen 3.68m (12'1") x 3.64m (11'11")

Fitted with a matching range of base and eye level units with granite worktops, sink with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, built-in Neff oven, built-in hob with extractor hood, built-in Neff combi oven, double glazed window to rear, tiled flooring, coving to ceiling, built-in cupboard with plumbing for washing machine and space for tumble dryer.

Conservatory 3.53m (11'7") x 1.76m (5'9")

Upvc construction with double glazed windows, radiator, tiled flooring, double doors to rear garden.

Shower Room

Fitted with two piece suite comprising double shower enclosure with fitted shower, and wall mounted vanity wash hand basin with storage under and mixer tap, full height tiling to all walls, heated towel rail, extractor fan, shaver point, obscure double glazed window to side.

WC

Obscure double glazed window to side, WC, full height tiling to all walls, radiator.

First Floor

Landing

Door to:

Bedroom 1 5.51m (18'1") x 4.61m (15'1")

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator, access to further loft storage, door to:

En-suite Shower Room

Fitted with three piece suite comprising shower enclosure with fitted shower, wall mounted vanity wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, heated towel rail, extractor fan, velux window.

Bedroom 2 3.60m (11'10") x 3.38m (11'1")

Double glazed window to rear, radiator, fitted with a range of wardrobes housing wall mounted boiler, further access to loft storage.

External

Mature landscaped front garden packed with shrubs and trees. Block paved driveway with off street parking for multiple vehicles and leading to a brick-built garage (5.81m (19') x 3.81m (12'6")) with folding doors, courtesy door, power and light connected, sink, and attached store. Landscaped rear garden with Indian stone paving, decking, pond and well stocked beds of plants and trees.

Notes

The property has been fitted with a security camera which can submit through a TV monitor.

