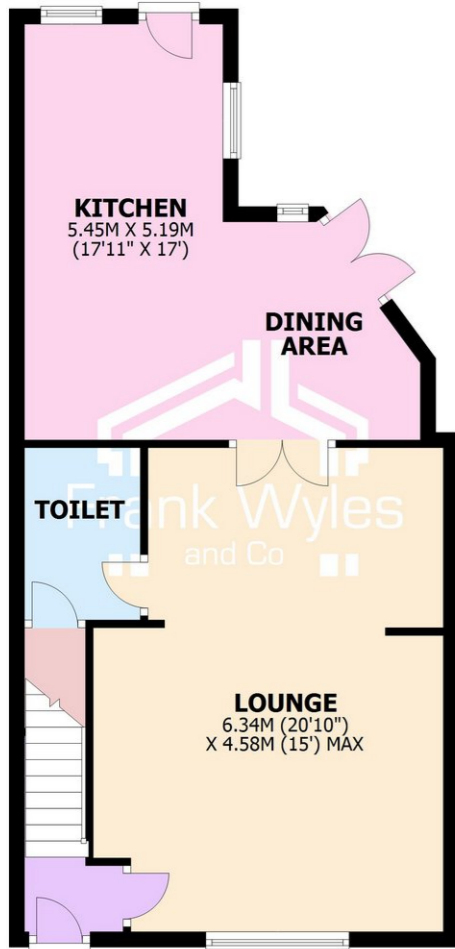
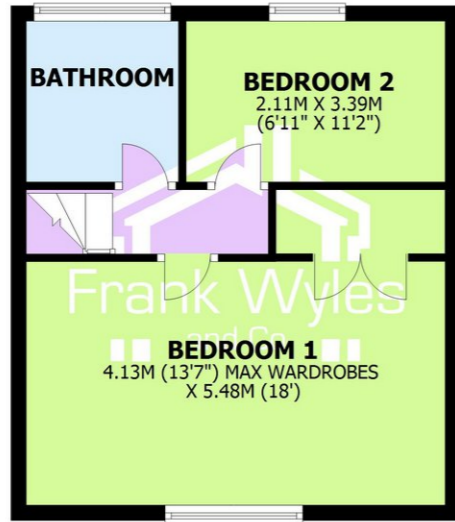


GROUND FLOOR
APPROX. 55.6 SQ. METRES (598.4 SQ. FEET)



FIRST FLOOR
APPROX. 34.8 SQ. METRES (374.4 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	47

Lytham Office
11 Park Street, Lytham FY8 5LU
01253 731222
lytham@frankwyles.com

St. Annes Office
21 Orchard Road, St. Annes FY8 1RY
01253 713695
sales@frankwyles.com

www.frankwyles.com



59 Church Road, Lytham St. Annes FY8 3TL

- Extended Fisherman's Cottage
- Very Popular Location With Amenities Close By
- Large Through Reception & Dining Kitchen
- Guest Cloaks
- 2 Bedrooms
- Private Garden
- Viewing Highly Recommended

£199,950
Freehold

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.



Nestled in a sought-after location, this mid-terrace Fisherman's cottage offers charm and character within walking distance to local amenities. Retaining many original features, this property has been thoughtfully extended on the ground floor.

The accommodation boasts a large through reception room, a guest cloakroom, and an open-plan fitted kitchen with a separate dining area, ideal for modern living. Upstairs, a spacious double bedroom spans the width of the property, alongside an additional bedroom and a bathroom.

Outside, an enclosed private garden with roller doors provides off-street parking for one car. Early viewing is advised to fully appreciate the unique appeal of this delightful cottage.

Tenure: Freehold

Council Tax: Band C



Ground Floor

Entrance Hall Stairs, door to:

Lounge 6.34m (20'10") x 4.58m (15') max Double glazed window to front, two radiators, TV point, coal effect gas with stone surround, double doors leading to the dining area of the kitchen, door to:

Guest Cloaks Fitted with two piece suite comprising, pedestal wash hand basin with mixer tap and tiled splashback, WC and extractor fan, wall mounted concealed boiler, door to:

Kitchen Diner 5.45m (17'11") x 5.19m (17') Fitted with a matching range of base and eye level units with worktop space over, butler style sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and range, double glazed window to overlooking the garden, double glazed window to side, radiator, UPVC double glazed patio doors leading to the rear garden.

First Floor

Bedroom 1 5.48m (18') x 4.13m (13'7") max wardrobes Double glazed window to front, built-in triple wardrobe, Storage cupboard, radiator, picture rail, double door, door to:

Bedroom 2 3.39m (11'2") x 2.11m (6'11") Double glazed window to rear, radiator, picture rail.

Bathroom Fitted with three piece suite with bath with separate shower over and folding glass screen, pedestal wash hand basin and WC, part tiled walls, heated towel rail, frosted double glazed window to rear, tiled flooring.

External

Front Low maintenance walled front garden, pathway leading to the front door.

Rear Patio area accessed from the dining area of the kitchen. Private enclosed garden mainly laid to lawn with hedge borders. Rear access to a hardstanding and off street parking for one car. Secure door giving access to the service road to the rear.

