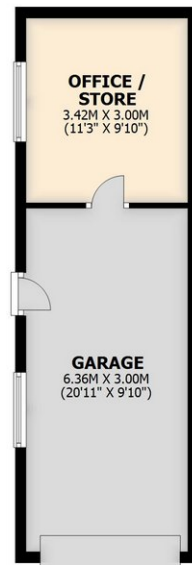


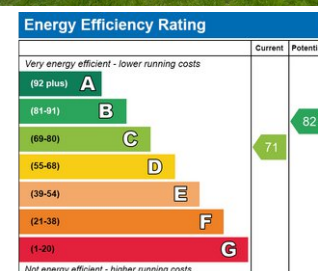
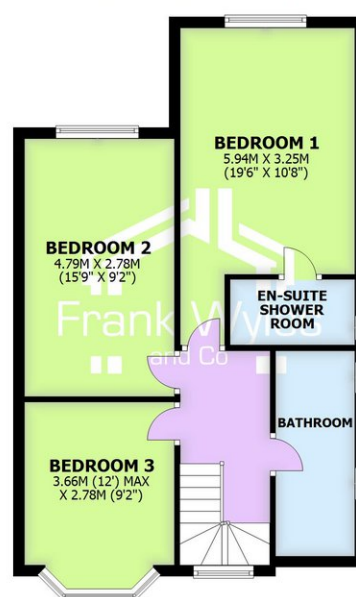
GROUND FLOOR

APPROX. 90.7 SQ. METRES (976.0 SQ. FEET)



FIRST FLOOR

APPROX. 55.1 SQ. METRES (593.5 SQ. FEET)



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

www.frankwyles.com



7 Haymarket, Lytham St. Annes FY8 3LW

- Extended Semi Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Sought After Location Adjacent to Royal Lytham Golf Club
- Early Viewing Highly Recommended

Offers Over £355,000
Leasehold

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.



Located in a much sought after area adjacent to Royal Lytham golf club and within walking distance of several schools is this extended semi detached family home.

The accommodation, which is presented to a high standard throughout comprises two reception rooms, a fitted breakfast kitchen, three double bedrooms, an en-suite and a shower room. Externally there are well maintained gardens, off street parking and a garage with shed behind.

The property has approved planning permission for an extension.

Tenure: Leasehold
Ground Rent: £6.30 pa

Council Tax: Band C



Ground Floor

Entrance Hall Circular obscure double glazed window to side with coloured glass, radiator, stairs to first floor with storage cupboard under, door to:

Sitting Room **4.79m (15'9") max x 2.78m (9'2")** Double glazed bay window to front, TV point, coving to ceiling, coal effect gas fire with marble inset and hearth.

Lounge/Diner **7.45m (24'5") x 3.25m (10'8")** Two obscure double glazed windows to side with coloured glass, two radiators, coving to ceiling, living flame effect gas fire with wooden surround and marble inset and hearth, double glazed French doors to rear garden, door to:

Kitchen **5.62m (18'5") x 2.78m (9'2")** Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, integrated fridge/freezer, dishwasher and washing machine, built-in double oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, velux window, radiator, tiled flooring, TV point, door to rear garden.

First Floor

Landing Obscure double glazed window to front with coloured glass, door to:

Bedroom 1 **5.94m (19'6") x 3.25m (10'8")** Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator, door to:

En-suite Shower Room Fitted with three piece suite comprising double shower enclosure with fitted shower, vanity wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to side.

Bedroom 2 **4.79m (15'9") x 2.78m (9'2")** Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator.

Bedroom 3 **3.66m (12') max x 2.78m (9'2")** Double glazed bay window to front, fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling.

Shower Room Fitted with three piece suite comprising walk-in shower with twin shower head and glass screen, 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, two obscure double glazed windows to side.

External

Front Landscaped garden, block paved driveway with off street parking for several vehicles and leading to:

Garage **6.36m (20'11") x 3.00m (9'10")** With power and light connected, window to side, Up and over door, door to:

Office / Store **3.42m (11'3") x 3.00m (9'10")** Double glazed window to side.

