

GROUND FLOOR

APPROX. 95.0 SQ. METRES (1022.1 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			
		67	82

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



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.

86 St Thomas Road, Lytham St Annes FY8 1JR

- Prime location near Royal Lytham & St Annes Golf Club and the coast
- Spacious lounge with bay window and feature fireplace
- Dining room open plan to the fitted kitchen
- Two double bedrooms plus conservatory overlooking the garden
- Driveway with parking for several cars and a single garage
- Large, private rear garden offering excellent potential

£295,000
Leasehold



This detached true bungalow is set in a highly sought-after location close to Royal Lytham St Annes Golf Club and just a short walk from the seafront, with St Annes Square and its excellent range of shops, cafés, and transport links nearby.

While the property would benefit from some modernisation, it offers huge potential to create a superb home. The spacious accommodation includes a bright lounge, separate dining room, fitted kitchen, two double bedrooms, a conservatory, shower room and separate WC. Externally, there is off-street parking for several vehicles, a garage, and a particularly large private rear garden—one of the property’s standout features.

Being sold with no onward chain, early viewing is highly recommended.

Tenure: Leasehold
Ground Rent: £
Council Tax: Band D

Entrance Porch & Hall

The property is approached via a secure glazed front door into a welcoming porch. The entrance hall features ceiling cornice, panelled walls, two radiators, and a telephone point. There are multiple storage cupboards, including one with radiator heating, plus a loft hatch providing access to the loft.

Lounge 4.42m (14'6") max x 3.66m (12')

A bright and spacious reception room with a double glazed bay window to the front and two further leaded double glazed windows to the side. The room is centred around a feature living flame gas fire with marble hearth and surround. Additional features include a radiator, ceiling cornice, and telephone point.

Dining Room 4.36m (14'4") x 2.39m (7'10")

Obscure double glazed window to the side, radiator, ceiling cornice, and open plan access to the kitchen.

Kitchen 4.32m (14'2") max x 2.58m (8'6")

Fitted kitchen with a matching range of base and eye-level kitchen cabinets with countertop over, stainless steel sink with drainer and mixer tap, plumbing for dishwasher, space for fridge freezer, integrated electric oven with four-ring gas hob, radiator, and double glazed window overlooking the large rear garden.

Bedroom 1 4.41m (14'6") x 3.34m (10'11")

A good-sized double room with ceiling cornice, radiator, and double glazed window to the front.

Bedroom 2 3.59m (11'9") x 3.17m (10'5")

Another double, with radiator and glazed door leading into the conservatory.

Conservatory

A lovely additional reception space, overlooking the large rear garden and enjoying plenty of natural light.

Shower Room & WC

The shower room comprises a panelled shower enclosure with electric shower and adjustable showerhead, wash hand basin set within a vanity unit with storage beneath, part-tiled walls, radiator, and obscure double glazed window. A separate WC with low-level suite and small wash hand basin, also with obscure double glazed window, completes the facilities.

External

To the front, a tarmac driveway provides off-street parking for several cars alongside a low-maintenance lawned garden. There is also a single garage with up-and-over door. The large rear garden is a standout feature – mainly laid to lawn with established borders, complemented by a spacious patio area, offering both privacy and plenty of potential.

