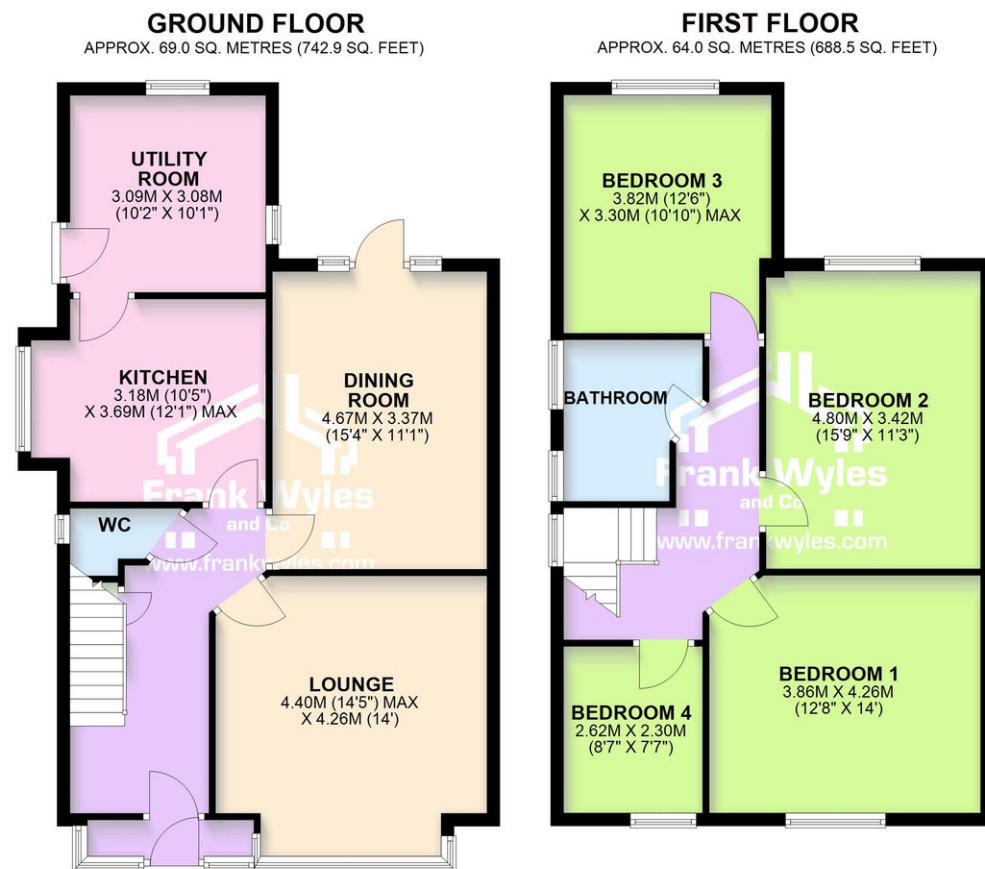


Lytham Office
11 Park Street, Lytham FY8 5LU
01253 731222
lytham@frankwyles.com

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.



4 Caryl Road, Lytham St. Annes FY8 2PZ

- Highly sought-after location, just a short walk to the beach and St Annes Tennis Club
- Spacious accommodation with lounge, dining room, fitted kitchen, utility and downstairs wc
- Four well-proportioned bedrooms and a family bathroom to the first floor
- Enclosed rear garden providing a safe and private outdoor space
- Garage to the rear with additional parking space in front
- Being sold with no forward chain — early viewing is highly recommended

£375,000
Freehold



This semi-detached family home is set in a highly sought-after location, just a short walk from the beach and with excellent amenities close by, including St Annes Tennis Club.

The spacious accommodation comprises a lounge, dining room, fitted kitchen, separate utility, and guest cloaks to the ground floor. To the first floor, there are four well-proportioned bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden with access to a garage, which also has a parking space to the front.

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

Tenure: Freehold Council Tax: Band E

Porch Double glazed windows, door to:

Entrance Hall Radiator, stairs to first floor with storage under, door to:

Lounge 4.40m (14'5") max x 4.26m (14') Double glazed bay window to front, two radiators, TV point, coving to ceiling, coal effect gas fire with wooden surround and marble inset and hearth.

Dining Room 4.67m (15'4") x 3.37m (11'1") Two radiators, coving to ceiling, coal effect electric fire set in wooden surround and marble inset and hearth, door with double glazed side panels to rear garden.

Kitchen 3.69m (12'1") max x 3.18m (10'5") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, under-unit lights, integrated fridge and dishwasher, range with extractor hood over, double glazed window to side, radiator, picture rail, door to:

Utility Room 3.09m (10'2") x 3.08m (10'1") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for tumble dryer, double glazed window to rear, double glazed window to side, radiator, tiled flooring, door to rear garden.

Downstairs WC Obscure double glazed window to side, fitted with two piece suite comprising wall mounted vanity wash hand basin with tiled splashback, and WC, heated towel rail. Covered hatch giving access to the basement.

First Floor

Landing Obscure double glazed window to side, loft hatch giving access to a very large loft with development potential, radiator, door to:

Bedroom 1 4.26m (14') x 3.86m (12'8") Double glazed window to front, fitted bedroom suite with a range of wardrobes, radiator.

Bedroom 2 4.80m (15'9") x 3.42m (11'3") Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator.

Bedroom 3 3.82m (12'6") x 3.30m (10'10") max Double glazed window to rear, built-in wardrobe, radiator, feature fireplace.

Bedroom 4 2.62m (8'7") x 2.30m (7'7") Double glazed window to front, radiator.

Bathroom Fitted with three piece suite comprising panelled bath with separate shower over, 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, radiator.

External Lawned gardens to the front and rear of the property. Garage (5.06m (16'7") x 3.66m (12')) with up-and-over door, power and lighting, courtesy door to rear garden. Parking space in front of the garage.

