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## 54 St Albans Road, Lytham St Annes, FY8 1TH

- Mid Terraced House in 3 Self Contained Apartments
- All Apartments have Two Double Bedrooms
- Some Modernisation Required
- Close To The Town Centre
- Viewing Highly Recommended
- Huge Development Potential



**£175,000**

Leasehold  
Energy Efficiency Rating:



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# 54 St Albans Road,

Lytham St Annes, FY8 1TH

**£175,000**

Located within walking distance of St. Annes town centre is this mid terraced house arranged as three self contained flats. Each flat has a lounge, kitchen and two double bedrooms. The property would benefit from some modernisation.

Tenure: Leasehold

Council Tax Band C



## Ground Floor

### Porch

Door to:

### Entrance Hall

Stairs to first floor, door to:

### Lounge

4.53m [14'10"] x 3.90m [12'9"]

Double glazed bay window to front, radiator, TV point, decorative coving to ceiling, coal effect gas fire set in marble surround, sliding door to:

### Bedroom 1

4.69m [15'5"] x 4.02m [13'2"] max

Window to side, wall mounted boiler with recessed shower cubicle with fitted shower and with inset wash hand basin with storage under and WC, door to:

### Kitchen

3.29m [10'9"] x 3.06m [10']

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, space for fridge/freezer, electric point for cooker, obscure double glazed window to rear, radiator, external door to side.

### Bedroom 2

5.04m [16'6"] x 4.57m [15']

Bay window to front, inset wash hand basin with storage under, radiator.

### WC

Window to rear, fitted with two piece suite comprising, wall mounted wash hand basin and WC.

## First Floor

### Landing

Obscure window to rear, stairs to second floor, sliding door, door to:

### Lounge

4.57m [15'] x 4.25m [13'11"]

Window to front, radiator, doorway to Kitchen, door to:

### Sun Room

Two windows to side, window to rear.

### Kitchen

2.71m [8'11"] x 2.39m [7'10"]

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 fridge/freezer, gas point for cooker, double glazed window to front with heated towel rail, doorway



### Hallway

Door to:

### Bedroom 1

4.83m [15'10"] x 4.02m [13'2"]

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, vanity wash hand basin with storage under, radiator.

### Bedroom 2

4.02m [13'2"] x 3.90m [12'9"]

Double glazed window to front, fitted bedroom suite with a range of wardrobes, radiator.

### Bathroom

Fitted with three piece suite comprising panelled bath, vanity wash hand basin with storage under and mixer tap and WC, heated towel rail, obscure window to rear.

## Second Floor

### Landing

Door to:

### Entrance Hall

Radiator, door to:

### Lounge

4.57m [15'] x 4.54m [14'11"]

Double glazed window to rear, double glazed window to front, radiator, coal effect gas fire.

### Kitchen

2.97m [9'9"] x 2.34m [7'8"]

Window to front.

### Bedroom 2

4.04m [13'3"] x 3.99m [13'1"]

Double glazed window to front, radiator.

### Bedroom 1

4.82m [15'10"] x 3.82m [12'7"]

Double glazed window to rear, radiator.

### Bathroom

Fitted with three piece suite comprising panelled bath with separate electric shower over, pedestal wash hand basin and WC, part tiled walls, heated towel rail, extractor fan, shaver point and light.

### External

Off street parking to the front of the property, yard to the rear with outbuildings.

