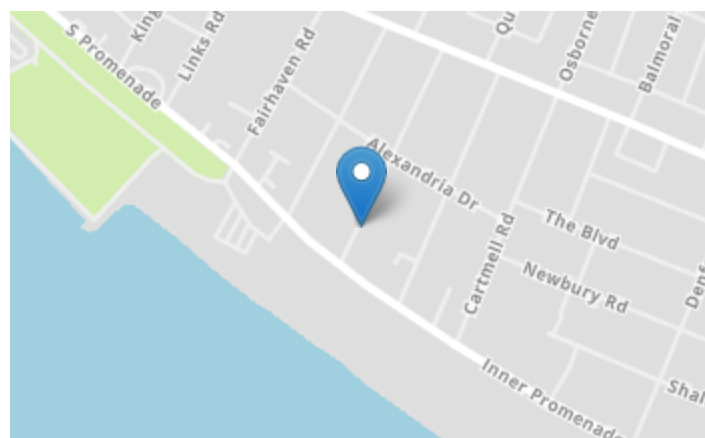
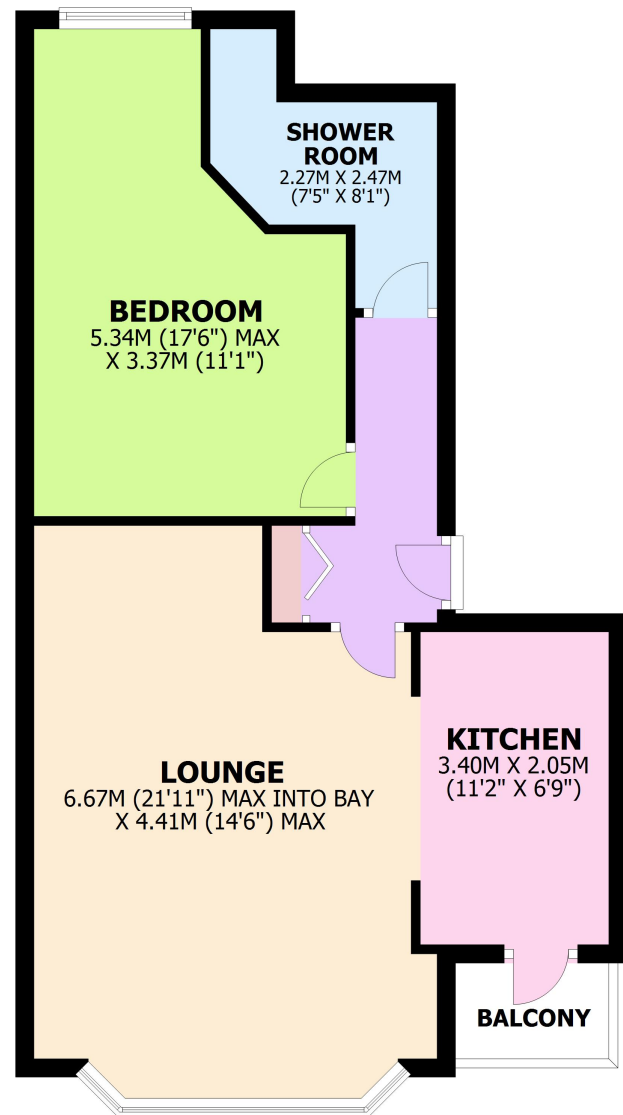


Environmental Impact (CO ₂) Rating	
Current	Potential
A (82 to 100)	
B (61 to 81)	
C (40 to 60)	
D (20 to 39)	
E (1 to 19)	
F (1 to 19)	
G (1 to 19)	

Energy Efficiency Rating	
Current	Potential
A (92 to 100)	
B (81 to 91)	
C (69 to 80)	
D (55 to 68)	
E (39 to 54)	
F (21 to 38)	
G (1 to 20)	

Not environmentally friendly - higher CO₂ emissions
EU Directive 2002/91/EC
England, Wales & N.Ireland

FIRST FLOOR



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(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.

**Flat 3, 65 Lightburne Ave,
Lytham St. Annes, FY8 1JE**



- Stunning First Floor Apartment
- Sea Views From the Private Balcony
- Large Reception Diner
- Open Plan Kitchen
- Chain Free
- Viewing Essential

Offers in the Region of
£115,000

Leasehold
Energy Efficiency Rating: D



Flat 3, 65 Lightburne Ave,

Lytham St. Annes, FY8 1JE

Offers in the Region of £115,000

Boasting impressive sea views from its private balcony is this recently refurbished first floor apartment. Situated within easy reach of St. Annes town centre the spacious accommodation comprises of a lounge / dining room, fitted kitchen, double bedroom and en-suite bathroom. The property benefits from off street parking, gas central heating and double glazing.

Council Tax Band: A

Tenure: Leasehold

Ground Rent: £25 per annum

Service Charge: ¼ responsibility



First Floor

Entrance Hall

Door to:

Lounge

6.67m (21'11") max into bay x
4.39m (14'5") max

Double glazed bay window to front with sea views, natural stone fire place with exposed brickwork, two radiators, telephone point, TV point, cornice style coving to ceiling, open plan to:

Kitchen

3.40m (11'2") x 2.05m (6'9")

Fitted with a matching range of base and eye level units with quartz worktops, butler style sink with mixer tap, integrated fridge-freezer, plumbing for washing machine, built-in Bosch oven and ceramic hob with extractor hood over, coving to ceiling, door to balcony with sea views.

Bedroom

5.30m (17'5") max x 3.37m (11'1")

Double glazed window to rear, radiator, telephone point, TV point, picture rail.

Shower Room

Fitted with three piece "heritage" suite comprising shower enclosure with twin head shower, vanity wash hand basin with storage under, and WC, part ceramic tiled walls, heated towel rail, extractor fan, tiled flooring.

External

Off street parking space to the front of the property.

Garden shed to the rear of the property.

