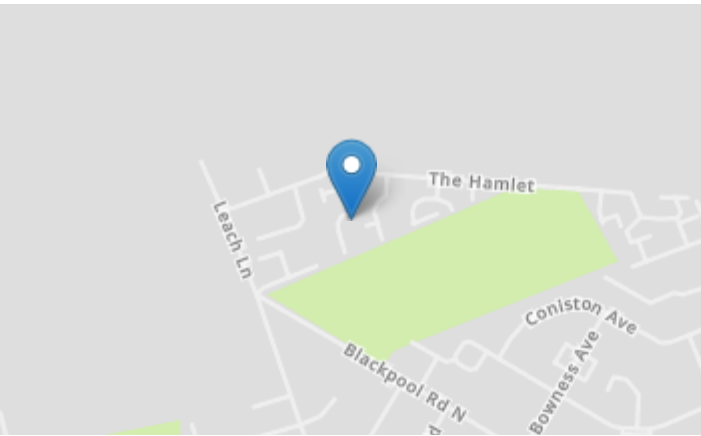
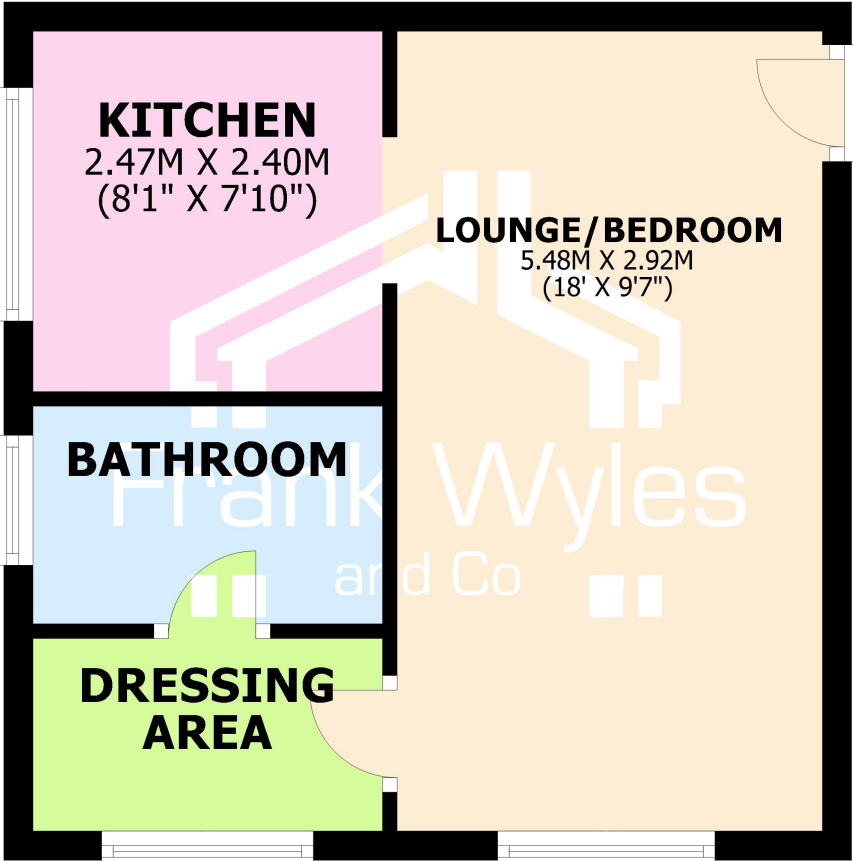


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FIRST FLOOR

APPROX. 29.7 SQ. METRES (319.8 SQ. FEET)



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21 Orchard Road, St. Annes FY8 1RY

01253 731 222
11 Park Street, Lytham FY8 5LU

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3 Houghton Close,
3 Lytham St Annes, Lancashire, FY8 3NA

- First Floor Studio Apartment
- Requiring some Modernisation
- Double Glazed Windows
- Separate Fitted Kitchen
- Allocated Car Parking Space
- Would Make An Ideal Buy To Let Investment
- Viewing Essential



£50,000

Leasehold
Energy Efficiency Rating: D

3 Houghton Close,

Lytham St Annes, Lancashire, FY8 3NA

£50,000

Attention Investors! This first floor studio apartment is in a very popular location, set on the quiet Hamlet development. Whilst the property does require some modernisation, the property would make a ideal buy to let investment. The accommodation briefly comprises a lounge/bedroom, dressing area leading to bathroom, a separate fitted kitchen. There is an allocated car parking space, double glazed windows. Early viewing is highly recommended.

Council Tax: Band A

Tenure: Leasehold

Service Charge £50 per month

Communal Entrane
Secure UPVC front door, stairs to:

First Floor

Lounge / Bedroom
5.48m (18') x 2.92m (9'7")
UPVC double glazed window, telephone point, TV point, archway through to:

Kitchen
2.47m (8'1") x 2.40m (7'10")
Fitted kitchen with base and eye level units with countertop over, stainless steel sink with taps, plumbing for washing machine, space for fridge freezer, space for electric oven, UPVC double glazed bay window.

Dressing Area
2.40m (7'10") x 1.32m (4'4")
Glazed door, fitted wardrobes, UPVC double glazed window, door to:

Bathroom
Three-piece suite comprising panel bath with mixer taps and shower attachment, sink with taps, low-level WC, heated towel rail, full height tiling to all walls, obscure UPVC double glazed window, loft hatch giving access to the loft.

External
Allocated parking space, setting well-kept communal gardens.