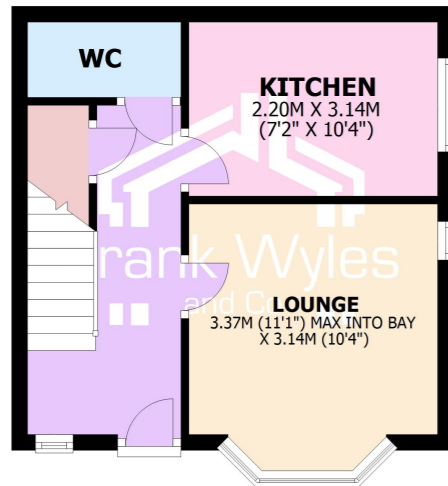


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		93
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			



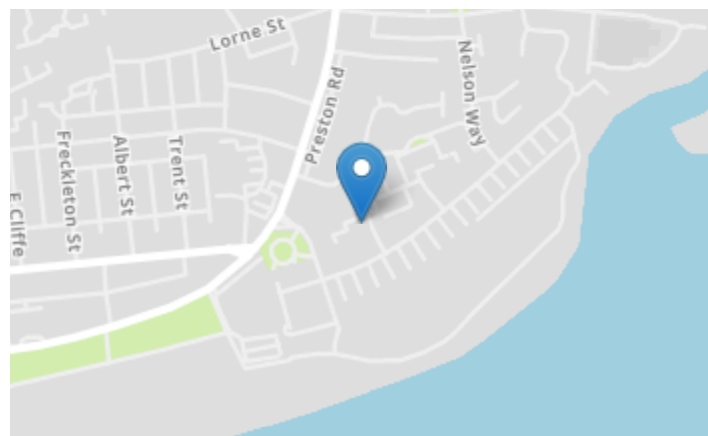
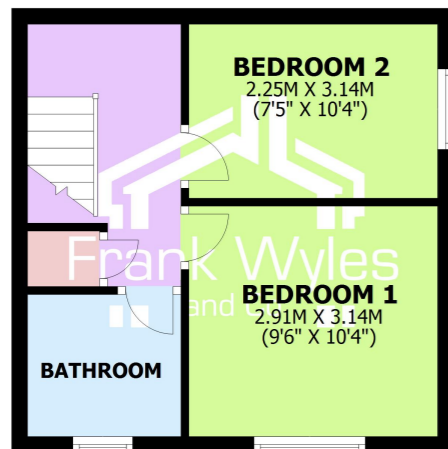
### GROUND FLOOR

APPROX. 27.2 SQ. METRES (293.1 SQ. FEET)



### FIRST FLOOR

APPROX. 27.0 SQ. METRES (290.3 SQ. FEET)



**01253 713 695**

21 Orchard Road, St. Annes FY8 1RY

**01253 731 222**

11 Park Street, Lytham FY8 5LU

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## 4 Trafalgar Place,

Lytham, FY8 5TP

- Modern Immaculately Presented End Mews
- Within A Short Stroll Of Lytham Centre & Green
- Lounge, Kitchen & Downstairs WC
- Two Bedrooms & Bathroom
- Side Garden, Allocated Parking & Bin Store
- Available With No Onward Chain



**£185,000**

Leasehold  
Energy Efficiency Rating: C



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(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 Trafalgar Place,

Lytham, FY8 5TP

**£185,000**

This Lovely End Of Terrace Mews House Is Located On The Ever Popular Lytham Quays, Within Easy Reach Of Lytham Green & Centre. Presented To The Highest Standard, The Property Offers Accommodation In The Form Of Lounge, Kitchen, Downstairs WC, Two Bedrooms & Bathroom. To The Side Is A Garden And, At The End Of The Pathway, An Allocated Parking Space & Private Bin Store Area. Available With No Onward Chain & Ready To Move In To!

Tenure: Leasehold (900 Years From 2007). Ground Rent: £200 pa. Cypress Point Management Charge: £388.12 pa

Council Tax Band: C

### Ground Floor

#### Entrance Hall

Double glazed window to front. Radiator.  
Stairs to first floor. Built-in storage cupboard.  
Doors to following rooms:

#### Lounge 3.37m (11'1") max into bay x 3.14m (10'4")

Double glazed bay window to front and double glazed window to side. Radiator. TV point, and two wall light points.

#### Kitchen 3.14m (10'4") x 2.20m (7'2")

Double glazed window to side. Fitted with a matching range of base and eye level units with worktop space over incorporating a stainless steel sink with single drainer and mixer tap. Plumbing for washing machine, and space for fridge/freezer. Built-in oven and four ring gas hob with extractor hood over. Radiator. Wall mounted boiler.

#### WC

Fitted with two piece suite comprising pedestal wash hand basin with mixer tap, and WC. Tiled splashback. Extractor fan. Radiator.

### First Floor

#### Landing

Radiator. Built-in storage cupboard. Doors to following rooms:

Bedroom 1 3.14m (10'4") x 2.91m (9'6")  
Double glazed window to front. Radiator.

Bedroom 2 3.14m (10'4") x 2.25m (7'5")  
Double glazed window to side. Radiator.

#### Bathroom

Obscure double glazed window to front. Fitted with three piece suite comprising panelled bath with hand shower attachment and mixer tap, pedestal wash hand basin with mixer tap, and WC. Tiled splashbacks. Extractor fan. Radiator.

#### External

##### Front & Side

White picket and hedge enclosed front and side garden. Enclosed private bin store area.

#### Parking

Allocated parking space.

