



**SECOND FLOOR**  
APPROX. 70.4 SQ. METRES (757.9 SQ. FEET)



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**Flat 3, 14 Derbe Road,**  
Lytham St Annes, FY8 1NJ

- Second Floor Apartment Close to the Sea Front
- Chain Free
- Large Reception Room
- 2 Bedrooms
- Viewing Highly Recommended

**Frank Wyles**  
and Co

**£120,000**  
Leasehold  
Energy Efficiency Rating: D

**naea propertymark**  
PROTECTED

**The Property**  
Ombudsman

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# Flat 3, 14 Derbe Road,

Lytham St Annes, FY8 1NJ

£120,000

Ideal for a first time buyer or investor is this second floor flat which is conveniently located just as hort walk from the sea front and within easy access of shops and services. The accommodation comprises a reception room, a fitted kitchen, two double bedrooms and a shower room.

Council Tax: Band A

Tenure: Leasehold

Maintenance is split between the 3 Apartments



## Entrance

Intercom controlled entrance door leading to communal hallway, stairs up to first floor, private entrance door, further staircase leading up to:

## Second Floor

### Landing

Radiator, door to:

### Lounge

5.29m (17'4") x 4.12m (13'6")  
Double glazed window to front, radiator, telephone point, TV point, wall mounted living flame effect electric fire.

### Kitchen

2.30m (7'7") x 1.87m (6'2")  
Fitted with a matching range of base units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric point for cooker, double glazed window to side, tiled flooring.

## Bedroom 1

5.29m (17'4") max x 3.27m (10'9")  
Double glazed window to rear, radiator, feature original fireplace.

## Bedroom 2

3.83m (12'7") x 3.36m (11')  
Double glazed window to rear, radiator.

## Shower Room

Fitted with three piece suite comprising shower enclosure with shower, pedestal wash hand basin with mixer tap, and W/C, full height tiling to all walls, obscure window to side, radiator, tiled flooring, wall mounted concealed boiler.

