

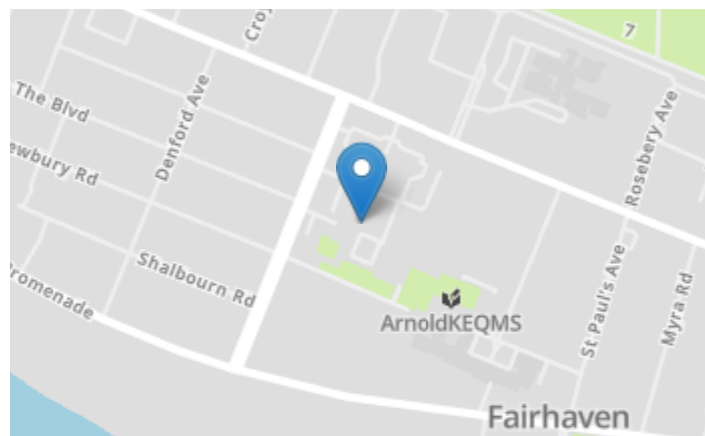
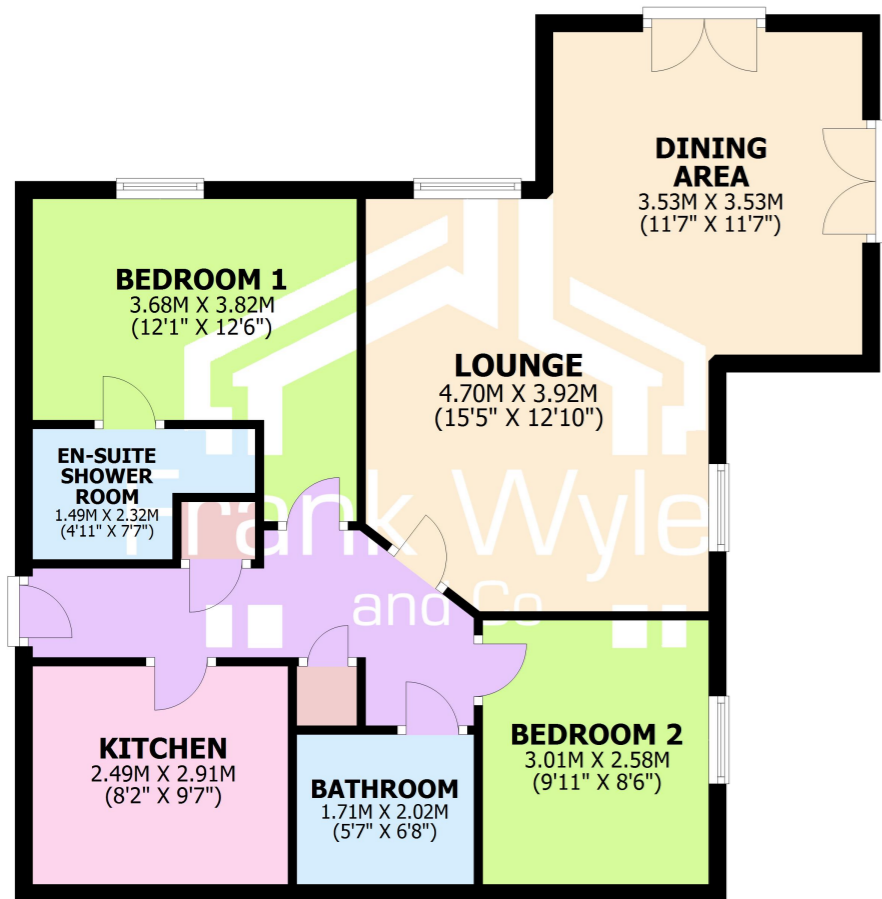
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	79	82
(82 to 100)	B		
(61 to 81)	C		
(50 to 60)	D		
(39 to 49)	E		
(21 to 38)	F		
(1 to 20)	G		

Most energy efficient - higher running costs

England, Wales & N.Ireland



FIRST FLOOR
APPROX. 69.8 SQ. METRES (751.8 SQ. FEET)



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11 Park Street, Lytham FY8 5LU

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**Hollinshead House, Apartment 35 Bailey Avenue,
Lytham St Annes, Lancashire, FY8 1FG**



- Stunning First Floor Apartment
- Chain Free
- Large Reception with a separate Dining Area
- 2 Bedrooms. 2 New Bathrooms
- Brand New Fitted Kitchen
- Upgraded radiators, flooring and re-decorated throughout
- Viewing Highly Recommended

£179,950

Leasehold
Energy Efficiency Rating: C



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Hollinshead House, Apartment 35

Bailey Avenue,

Lytham St Annes, Lancashire, FY8 1FG

£179,950

This stunning chain free first floor apartment has been completely refurbished throughout and is just a short walk from the sea front. The accommodation comprises a lounge with separate dining area, a new contemporary fitted kitchen, two double bedrooms, brand new en-suite and bathroom. The property has an allocated parking space.

Council Tax: Band C



First Floor

Entrance Hall

Electric radiator, entry phone, built-in storage cupboard, built-in cupboard housing hot water cylinder, door to:

Lounge

4.70m (15'5") x 3.92m (12'10")

Full height double glazed window to rear, full height double glazed window to side, electric radiator, telephone point, TV point, coving to ceiling, open plan to

Dining Area

3.53m (11'7") x 3.53m (11'7")

Electric radiator, two sets of French doors with Juliette balconies.

Kitchen

2.91m (9'7") x 2.49m (8'2")

Fitted with a matching range of base and eye level units, 1+1/2 bowl sink with single drainer and mixer tap, integrated fridge, freezer, dishwasher and washing machine, built-in oven, built-in hob with extractor hood over, electric radiator.

Bedroom 1

3.82m (12'6") x 3.68m (12'1")

Double glazed window to rear, electric radiator, telephone point, TV point, door to:

En-Suite Shower Room

2.32m (7'7") x 1.49m (4'11")

Recently fitted with three piece suite comprising panelled shower enclosure with fitted shower, vanity wash hand basin with storage under, mixer tap and panelled splashback, and WC, heated towel rail, extractor fan, shaver point, tiled flooring.

Bedroom 2

3.01m (9'11") x 2.58m (8'6")

Double glazed window to side, electric radiator.

Bathroom

2.02m (6'8") x 1.71m (5'7")

Recently fitted with three piece suite comprising panelled bath with shower attachment, mixer tap and glass screen, vanity wash hand basin with storage under and mixer tap and WC, part tiled walls, heated towel rail, extractor fan, shaver point, tiled flooring.

External

Allocated car parking space.

