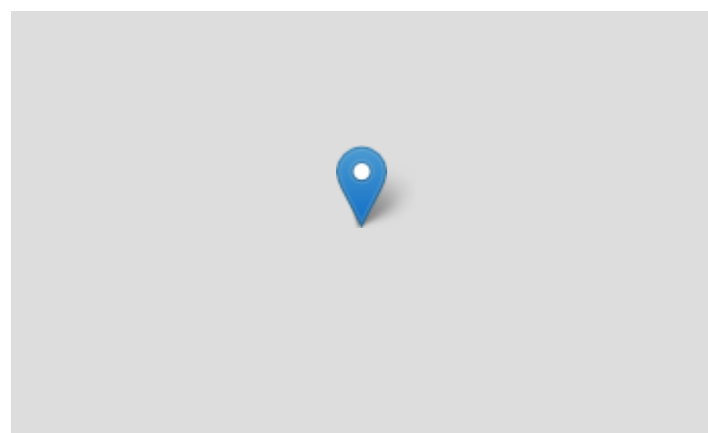
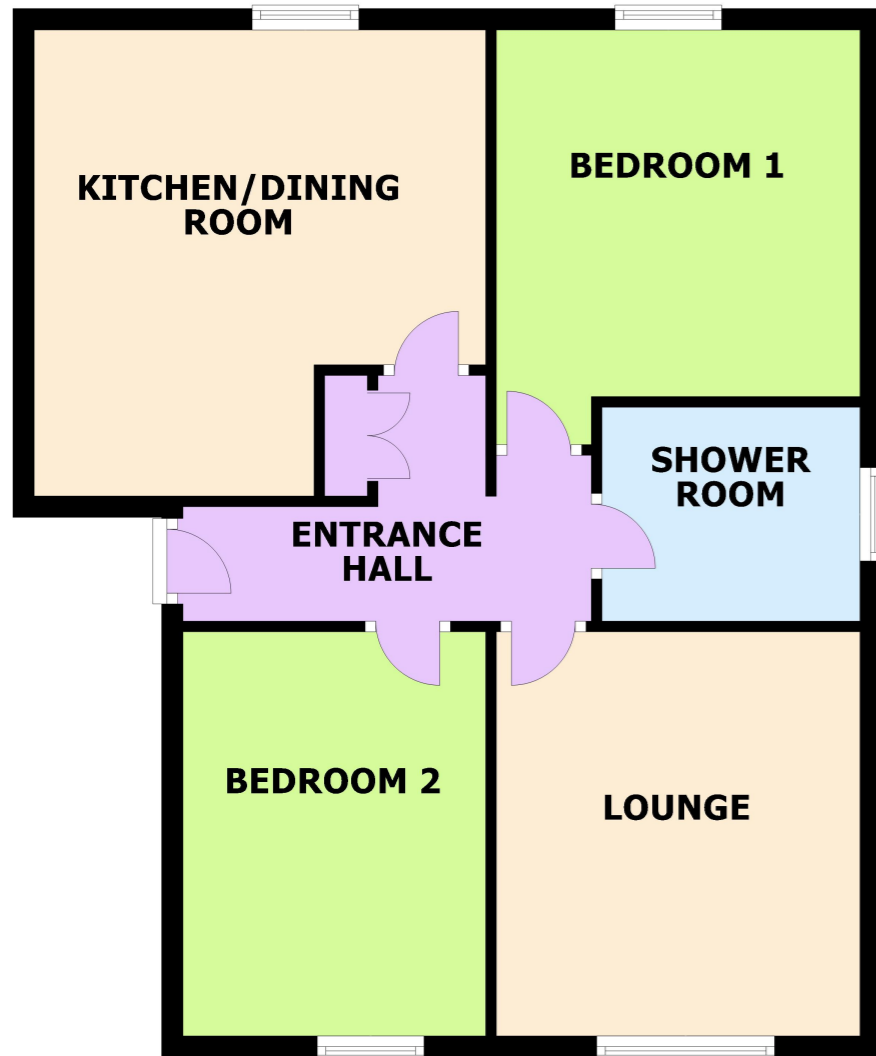


### FIRST FLOOR



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**Flat 4 Patterson Court,  
 39 Freckleton Street  
 Lytham, Lancashire, FY8 5ED**



- First Floor Purpose Built Apartment
- Short Walk to Lytham Centre & Green
- Lounge & Dining Kitchen
- Two Double Bedrooms & Shower Room
- Available With No Onward Chain

**£149,500**

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.



## Flat 4 Patterson Court, 39 Freckleton Street

Lytham, Lancashire, FY8 5ED

**£149,500**

Well Presented First Floor Apartment Located in This Small Development Within A few Minutes Walk Of Lytham Centre & Green. Comprises Lounge, Dining Kitchen, Two Double Bedrooms With Fitted Furniture, and Shower Room. The Property Benefits From a Parking Space To The Rear. Available With No Onward Chain.

Lease is 999 years with about 20 years expired. Ground Rent: £50 p.a.

Service Charge: £80 per quarter

Council Tax Band: C



Communal Entrance

Secure entry phone system. Stairs to first floor

First floor.

Entrance Hall

Radiator. Built-in storage cupboard.

Doors to the following rooms

Lounge 3.78m (12'5") x 3.41m (11'2")

Double glazed window to front. Electric flame effect fire set within stone surround. Radiator, and TV point

Dining Kitchen 4.36m (14'4") max x 4.23m (13'11")

Double glazed window to rear. Fitted with range of base and wall mounted units with contrasting work surface and incorporating a stainless sink unit with mixer tap. Built-in oven and hob with pull out extractor above. Plumbing and space for dishwasher and washing machine. Space for fridge freezer. Radiator, and wall mounted boiler. Space for table and chairs

Bedroom 1 3.88m (12'9") x 3.41m (11'2")

Double glazed window to rear. Fitted bedroom furniture including wardrobes. Radiator

Bedroom 2 3.78m (12'5") x 2.84m (9'4")

Double glazed window to front. Fitted wardrobe. Radiator

Shower Room

Obscure double glazed window to side. Fitted with three piece suite comprising shower enclosure with fitted shower, pedestal wash hand basin with mixer tap, and WC. Part tiled walls, heated towel rail, extractor fan and shaver point with light

External

Parking space to rear