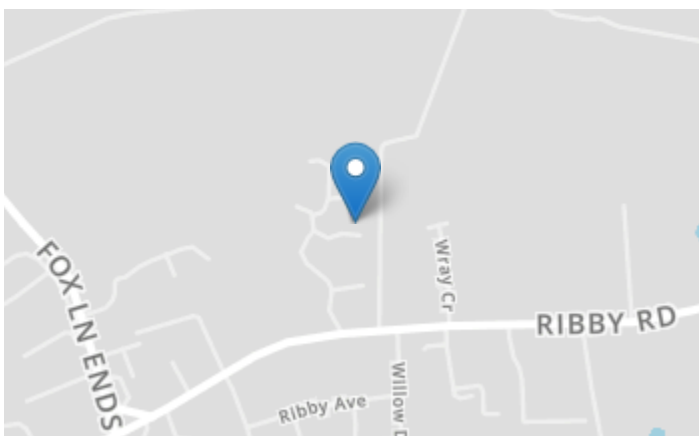
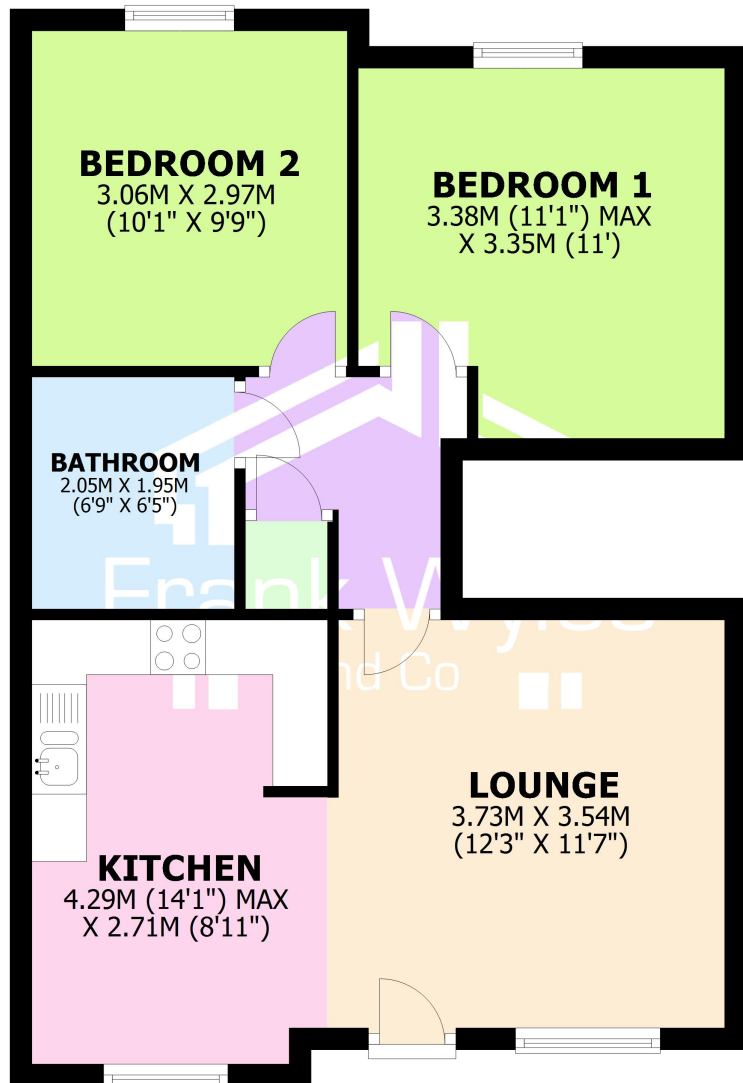


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	82	82
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



## GROUND FLOOR



**01253 713 695**  
21 Orchard Road, St. Annes FY8 1RY

**01253 731 222**  
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**51 North View Fold,**  
**Wrea Green, PR4 2EQ**

- Affordable Housing (Discounted by 25%)
- Purchaser Must Have Links To Parish Of Ribby & Wrea
- Ground Floor Purpose Built Apartment With Private Entrance
- Lounge Leading To Open Plan Dining Kitchen
- 2 Bedrooms & Modern Bathroom
- Allocated Car Parking Space
- Viewing Essential To Fully Appreciate

Frank Wyles  
and Co

**£112,500**

Leasehold  
Energy Efficiency Rating: B





## 51 North View Fold,

Wrea Green, PR4 2EQ

**£112,500**

Located In The Award Winning Village Of Wrea Green, This Ground Floor Apartment With Private Entrance Offers Modern Accommodation Under The Affordable Housing Scheme (Discounted by 25%) To Buyers With A Link To The Parish Of Ribby Or Wrea. The Accommodation Comprises: Lounge With Open Plan Dining Kitchen, Two Bedrooms & Bathroom. The Property Also Benefits From An Allocated Parking Space, Visitor Parking & Communal Gardens. Available With No Onward Chain.

Council Tax Band: B

Tenure: Leasehold (996 Years Remaining) Ground Rent: £150 pa Service Charge: Approx £850 pa (payable 6 monthly).

### Ground Floor

Private Entrance to Apartment 51

Front door leading to:

#### Lounge

3.73m (12'3") x 3.54m (11'7")

Double glazed window to front.

Radiator. TV point. Open plan to:

#### Dining Kitchen

4.29m (14'1") max x 2.71m (8'11")

Double glazed window to front. Fitted

with a matching range of base and

eye level units with worktop space

over incorporating a 1 ½ bowl

stainless steel sink with single

drainer and mixer tap. Integrated

fridge and freezer. Built-in double

oven and hob with extractor hood

over. Space and plumbing for

washing machine. Radiator. Space

for table and chairs.

### Inner Hallway

Built-in storage cupboard. Radiator.

Doors leading to:

### Bathroom

2.05m (6'9") x 1.95m (6'5")

Fitted with three piece suite

comprising panelled bath with mixer

tap and glass screen and separate

shower over, pedestal wash hand

basin with mixer tap, and WC. Part

tilled walls and tiled splashback.

Extractor fan and radiator.

### Bedroom 1

3.38m (11'1") max x 3.35m (11')

Double glazed window to rear.

Radiator, and TV point.

### Bedroom 2

3.06m (10'1") x 2.97m (9'9")

Double glazed window to rear.

Radiator.

External

Communal gardens. Allocated

parking space and visitor parking.

