



3 Houghton Close, Lytham St Annes, Lancashire, FY8 3NA
£53,500 Leasehold

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

Description

Attention Investors! This first floor studio apartment is in a very popular location, set on the quiet Hamlet development. Whilst the property does require some modernisation, the property would make a ideal buy to let investment. The accommodation briefly comprises a lounge/bedroom, dressing area leading to bathroom, a separate fitted kitchen. There is an allocated car parking space, double glazed windows. Early viewing is highly recommended.

FIRST FLOOR

APPROX. 29.7 SQ. METRES (319.8 SQ. FEET)

