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81 St Albans Road,
 Lytham St Annes, Lancashire, FY8 1XD



- Mid Terraced Investment Property
- Close To The Shops & Transport Links
- 4 Self Contained Apartments
- Producing An Annual Income Circa £18,000
- Viewing Highly Recommended

£180,000

Leasehold
 Energy Efficiency Rating:



Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
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£180,000

Attention Investors! This mid terrace investment property is located within walking distance of St. Annes town centre. It comprises a two bedroom flat, two one bedroom flats and a studio flat. The annual income is circa £18,000 per annum. Early Viewing Is Highly Recommended!



Ground Floor

Porch
Door to:

Communal Entrance Hall
Stairs to first floor, door to:

Entrance Hall (Flat 1)
Radiator, door to understairs storage cupboard, door to:

Lounge 4.78m (15'8") max into bay x 3.83m (12'7")
Double glazed bay window to front, two radiators.

Bedroom 1 3.26m (10'8") x 2.99m (9'10")
Double glazed window to rear, radiator, built-in wardrobe.

Bedroom 2 2.83m (9'4") x 2.08m (6'10")
Double glazed window to side, radiator.

Shower Room
Fitted with three piece suite comprising recessed shower cubicle with fitted shower, pedestal wash hand basin with mixer tap, WC and heated towel rail, extractor fan part tiled walls.

Kitchen 3.53m (11'7") x 2.42m (7'11")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer, electric point for cooker, double glazed window to rear, radiator, wall mounted boiler, external door to rear yard.

First Floor

Landing
Stairs to second floor, door to Storage cupboard, window to side, door to:

Studio (Flat 2a) 4.95m (16'3") max x 3.54m (11'7")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for, double glazed window to rear, electric storage heater, door to:

Shower Room
Fitted with three piece suite comprising shower cubicle with fitted electric shower, pedestal wash hand basin, WC and extractor fan full height tiling to all walls, obscure double glazed window to side.

Entrance Hall (Flat 2)
Door to:



Lounge 3.90m (12'9") x 3.27m (10'9")
Double glazed window to front, electric storage heater, TV point, door to:

Kitchen 3.90m (12'9") x 1.73m (5'8")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer, electric point for cooker, double glazed window to front.

Bedroom 3.27m (10'9") x 3.07m (10'1")
Double glazed window to rear, door to:

En-suite Shower Room
Fitted with three piece suite comprising shower cubicle with fitted electric shower, pedestal wash hand basin with tiled splashback, and WC, part tiled walls, extractor fan.

Second Floor

Landing
Door to:

Lounge (Flat 3) 3.90m (12'10") x 2.79m (9'2")
Double glazed window to front, door to:

Bedroom 3.90m (12'10") x 2.07m (6'10")
Double glazed window to front.

Hallway
Door to:

Kitchen 4.19m (13'9") x 1.83m (6')
Fitted with a matching range of base units with worktop space over, stainless steel sink with single drainer, space for fridge/freezer, electric point for cooker, double glazed window to rear.

Shower Room
Fitted with three piece suite comprising shower cubicle with fitted shower, pedestal wash hand basin with mixer tap and WC, obscure double glazed window to rear.

