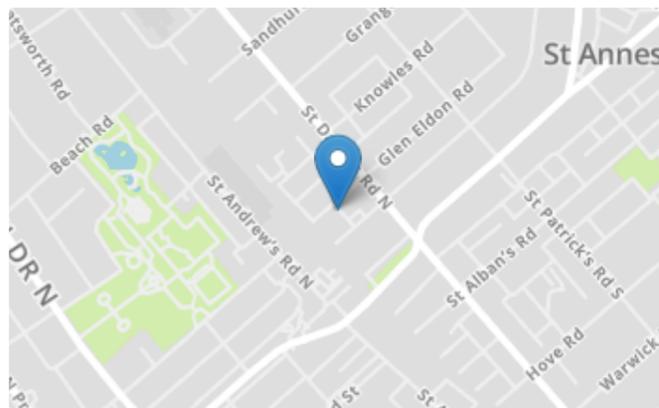


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)	66	73
E	(39-54)		
F	(27-38)		
G	(1-26)		
Not energy efficient - higher running costs			
England, Scotland & Wales			

GROUND FLOOR
APPROX. 52.1 SQ. METRES (561.1 SQ. FEET)



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

01253 731 222
11 Park Street, Lytham FY8 5LU

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Ground Floor, 8 Glen Eldon Road,
Lytham St Annes, Lancashire, FY8 2AU

- Ground Floor Conversion
- Private Entrance
- 1 Reception
- Fitted Dining Kitchen
- Double Bedroom
- Bathroom



£85,000

Leasehold
Energy Efficiency Rating: D



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(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



Ground Floor, 8 Glen Eldon Road,

Lytham St Annes, Lancashire, FY8 2AU

£85,000

This well presented ground floor flat is located within walking distance of St. Annes town centre. The accommodation comprises a lounge, a fitted dining kitchen, a bedroom and a bathroom.

Ground Rent: £1 pa

Maintenance split between both apartments

Ground Floor

Entrance Hall

Radiator, understairs storage cupboard, door to:

Lounge

4.81m (15'9") max into bay x 3.60m (11'10")

Double glazed bay window to front, radiator, TV point, decorative coving to ceiling.

Bedroom

4.04m (13'3") x 3.22m (10'7")

Double glazed window to rear, radiator.

Kitchen

3.65m (12') x 3.33m (10'11")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to side, radiator, door to:

Rear Porch

Built-in storage cupboard, external door to side, door to:

Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over, pedestal wash hand basin with mixer tap and WC, part tiled walls, heated towel rail, obscure double glazed window to rear.

External

Low maintenance garden to the rear.

