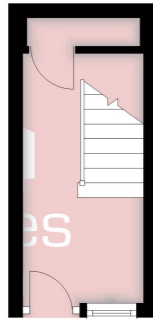


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

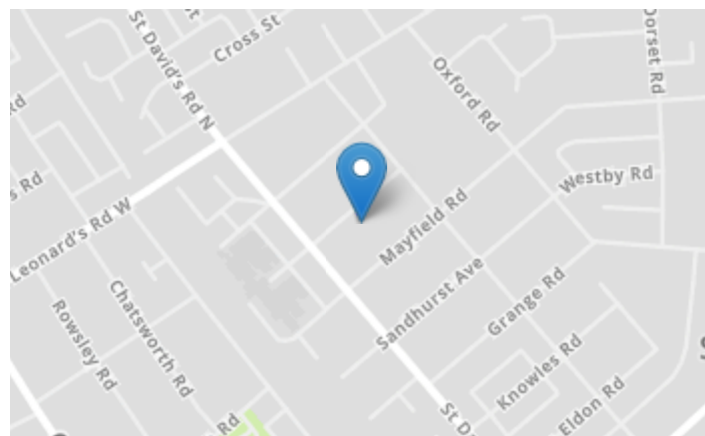
Ground Floor

Approx. 6.8 sq. metres (72.9 sq. feet)



First Floor

Approx. 77.0 sq. metres (828.9 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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15 Allenby Road,
Lytham St Annes, Lancashire, FY8 2DL



- First Floor Apartment In a Prime Location
- Private Entrance
- Large Reception & Dining Kitchen
- 2 Double Bedrooms
- No Onward Chain
- Viewing Essential

£150,000

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.



15 Allenby Road,

Lytham St Annes, Lancashire, FY8 2DL

£150,000

This chain free first floor apartment is in a very popular location, being within walking distance of the square, several shops and on a bus route. The property has its own private entrance, a large reception, fitted dining kitchen, two double bedrooms and a shower room. There is also offstreet parking on the driveway in front of the single garage. Early viewing is highly recommended!

Tenure: Leasehold

Council Tax: Band B

Maintenance split between apartments



Ground Floor

Private Entrance

Secure composite front door, UPVC leaded double glazed window, storage heater, understair storage cupboard, further large storage cupboard, stairs to:

First Floor

Landing

Loft hatch giving access to the loft, storage heater, storage cupboard, UPVC double glazed window to the front, door to:

Lounge

4.83m (15'10") x 3.79m (12'5")

UPVC double glazed bay window overlooking the front, to further UPVC double glazed windows to the side, ceiling cornice, TV point, telephone point, storage heater, feature stone fireplace with electric fire.

Kitchen Diner

3.62m (11'11") x 2.76m (9'1")

Fitted kitchen with a matching range of base and eyelevel kitchen cabinets with complimentary countertop over, 1 1/2 stainless steel sink with drainer and mixer tap, space for electric oven, space for fridge freezer, plumbing for washing machine, further storage cupboard, electric panel heater.

Bedroom 1

4.38m (14'4") x 3.49m (11'5")

UPVC double glazed window overlooking the front, fitted bedroom suite comprising five wardrobes,

Bedroom 2

3.78m (12'5") x 2.81m (9'3")

UPVC double glazed windows to the side and rear, storage heater.

Shower Room

Three-piece suite comprising shower enclosure with electric shower and adjustable showerhead, low-level WC, wash hand basin with mixer taps, full height tiling to all walls, tiled floor cupboard housing immersion tank, dimplex heater,

External

Front

Block paved walled path leading to the front door.

Garage

2.7m x 4.7m

Electric garage door, driveway in front giving offstreet parking for one car.

