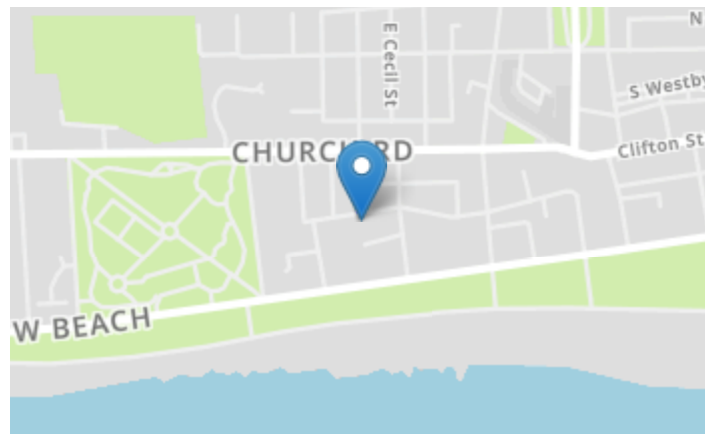
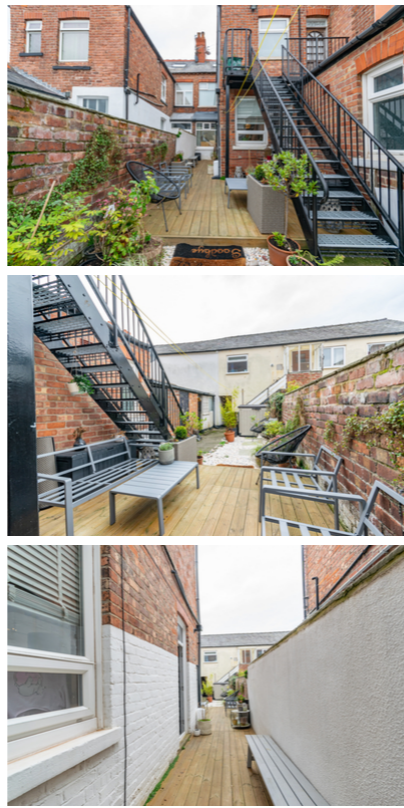
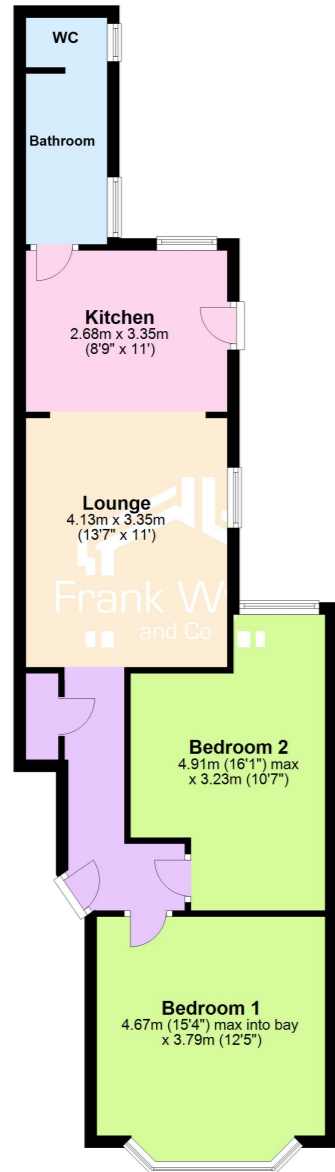


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	75
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	

Ground Floor
Approx. 62.5 sq. metres (672.3 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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30 Westwood Road,
Lytham, Lancashire, FY8 5NX

- Ground Floor Conversion In The Heart Of Lytham
- Just A Short Stroll To Lytham Green
- 2 Double Bedrooms
- Open Plan Living / Dining kitchen
- Garden To The Rear
- Early Viewing Highly Recommended



£199,950

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.



30 Westwood Road, Lytham, Lancashire, FY8 5NX £199,950

A Must See! This Ground Floor Character Conversion is in a prime location, being just a very short stroll to Lytham Centre and Lytham Green. The Apartment has been refurbished to a high standard and briefly comprises a large reception, open plan to the modern kitchen, 2 double bedrooms and a family bathroom. There is an enclosed garden to the rear. Early viewing is Highly Recommended!

Tenure: Leasehold 999 years from May 1953. Ground Rent: £4.00 pa

Council Tax: Band A

Maintenance is split between the two apartments.



Ground Floor
Entrance Hall
Storage cupboard, radiator, door to:

Lounge 4.13m (13'7") x 3.35m (11')
Double glazed window to side, radiator, TV point, dado rail, open plan to Kitchen, open plan to:

Kitchen 3.35m (11') x 2.68m (8'9")
Fitted with a matching range of base and eye level units with worktop space over, breakfast bar, 1+1/2 bowl sink with single drainer and mixer tap, integrated fridge, freezer and washing machine, built-in oven, built-in hob, built-in microwave, double glazed window to rear, radiator, wall mounted boiler, door to:

Bathroom 2.83m (9'4") x 1.40m (4'7")
Fitted with two piece suite comprising bath with shower attachment, mixer tap and glass screen and wash hand basin with mixer tap, full height tiling to all walls, heated towel rail, shaver point and light, obscure double glazed window to side, radiator, tiled flooring, open plan to:

WC

Obscure double glazed window to side, WC, full height tiling to all walls, tiled flooring.

Bedroom 1 4.67m (15'4") max into bay x 3.79m (12'5")

Full height double glazed bay window to front, radiator, TV point, decorative coving to ceiling with wood burning stove with glass door in chimney.

Bedroom 2 4.91m (16'1") max x 3.23m (10'7")

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator.

External

Rear Garden

Direct Access from the kitchen, enclosed low maintenance sunny area, paved with seating, perfect for entertaining.

