



3 bed terraced house to buy in

Wellington Street, Lytham St. Annes,
Lancashire, FY8 5BZ

£225,000 Starting Bid

 x 3  x 1  x 3

Tenure

Leasehold

Garage parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Chain Free End Terrace House In A Popular Location With Versatile Accommodation Throughout
- ✓ Three Reception Rooms Including Lounge, Sitting Room And Dining Room
- ✓ Fitted Kitchen With Separate Utility Room

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

Situated in a popular location, this end-terrace property offers versatile accommodation throughout, ideal for buyers looking to put their own stamp on a property in a highly sought-after location. The ground floor features three inviting reception rooms, comprising a comfortable lounge, a cosy sitting room, and a dining room. The fitted kitchen is complemented by a separate utility room. To the first floor, there are three bedrooms and a family bathroom, offering ample space for modern living. Externally, the property boasts a corner plot with low-maintenance gardens to the front, side, and rear, providing attractive outdoor areas without extensive upkeep. Additional benefits include an attached outside WC and store, a brick-built garden store, and a garage, offering excellent storage and off-street parking options. A superb opportunity to acquire this home in a prime Lytham location—early

Council Tax Band: D

Tenure: Leasehold

Annual Ground Rent Amount: £3.00

Price: Starting Bid £225,000

Property Type: Terraced House

Parking: Garage

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

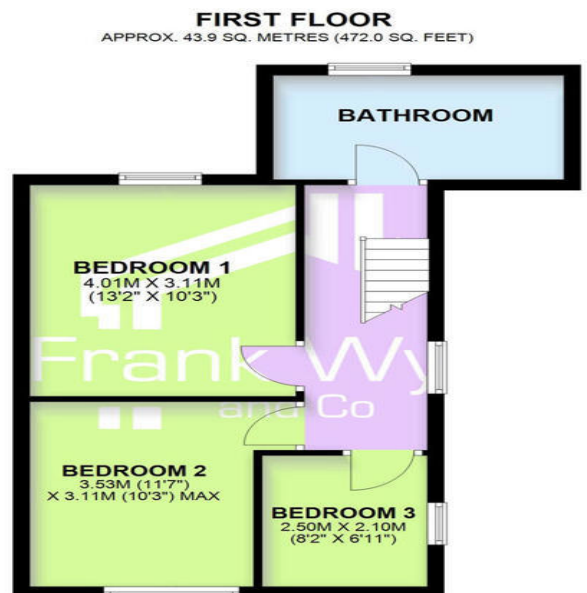
Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Wellington Street, Lytham St. Annes, Lancashire, FY8 5BZ

Contact your local branch today for more information on this property:

235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

