

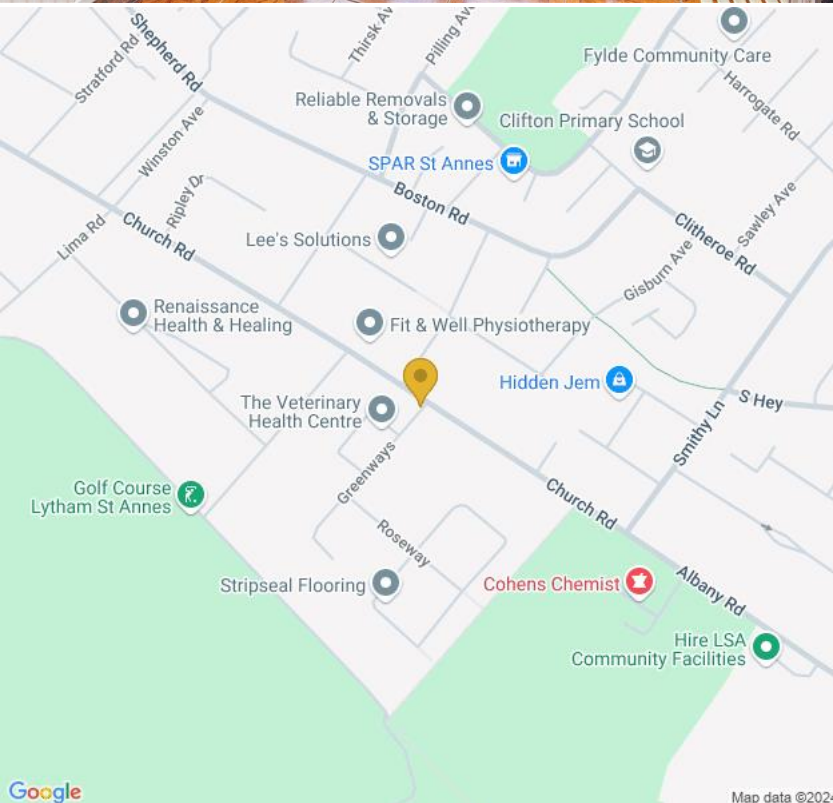
£249,995

Church Road, St. Annes,
Lytham St. Annes FY8

**Farrell
Heyworth**
Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Three Bedroom Semi-Detached Family Home With Driveway & Garage**
- **Spacious Lounge, Separate Dining Room, Conservatory, Rear Garden**
- **Perfect For FTB or an Ideal Investment**
- **Currently Tenanted Receiving a Rental Income of £750 pcm.**



We are pleased to present to the market this well presented, three bedroom semi detached property, located in a popular area of Lytham St Annes. This is a superb first time home or rental investment, currently tenanted and can be sold with or without tenant in situ.

Internally the accommodation comprises lounge, dining room, kitchen, breakfast area and a conservatory.

Stairs lead to the first floor with three bedrooms and a good size family bathroom.

Externally is a driveway leading to a garage, with access to the rear garden which is a generous size.

Tenure: Leasehold

Leasehold information: Terms: 999 years from 1st November 1932

Current Ground Rent £5.50

Council Tax: Band C



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Registered in England No. 3798432

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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.