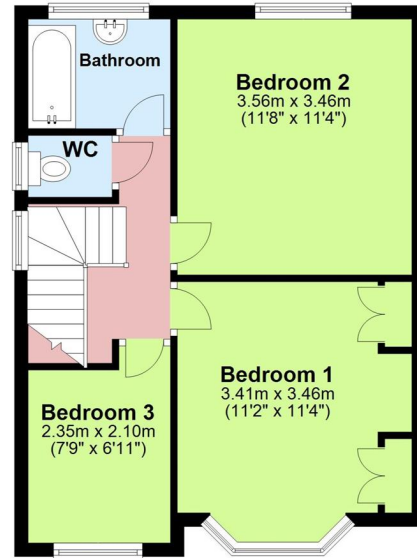
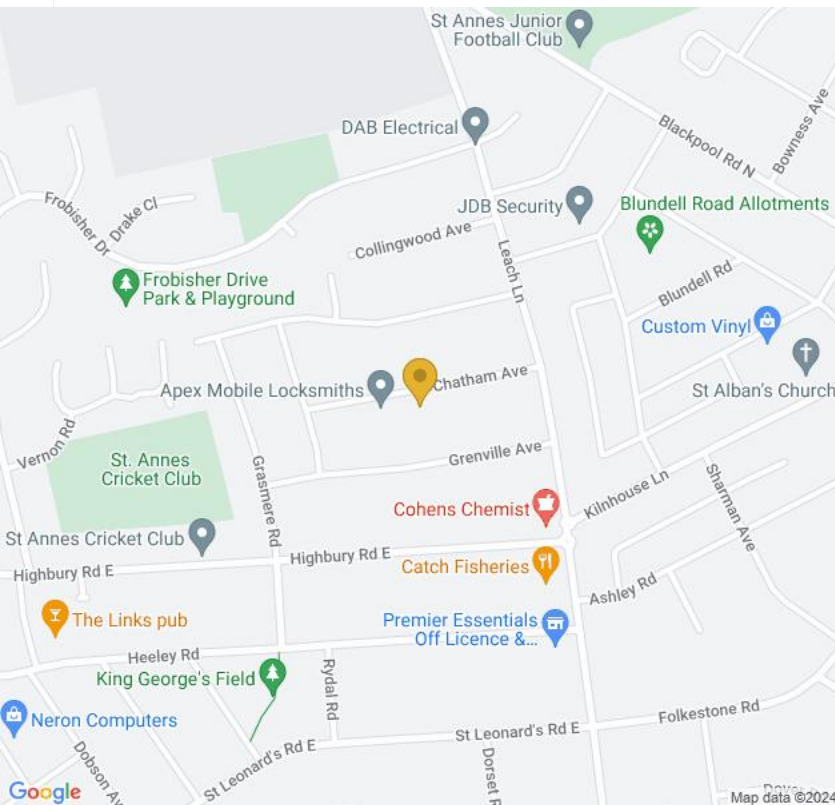


Ground Floor



First Floor



St Annes
Landmark House
5a Cleveleys Avenue FY5 2UH

Tel: 01253 720500
Email: stannes@farrellheyworth.co.uk
https://www.farrellheyworth.co.uk/st_annes

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

£269,995

Chatham Avenue, Lytham
St. Annes FY8

**Farrell
Heyworth**
Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Three Bedroom Semi-Detached Family Home In Lytham St Annes**
- **Two Reception Rooms, Fitted Kitchen, Ground Floor Shower Room**
- **Three Bedrooms, Family Bathroom, Separate WC**
- **Great Location, Close To Local Shops, Schools & Transport Links**

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.

EPC D

www.farrellheyworth.co.uk



This three bedroom semi detached is within walking distance to local amenities, public transport links.

Internally you will find a hallway, spacious lounge, separate dining room, a modern, fitted kitchen, utility area, and a ground floor shower room.

Upstairs are three bedrooms, a bathroom and a separate WC.

Externally is a driveway leading to a garage, with access to the rear garden which is well maintained, a good size and includes a garden summer house.

Tenure: Leasehold
Leasehold information: Terms: 999 years from 1st November 1933
Current Ground Rent: £6 per annum

Council Tax: Band C





