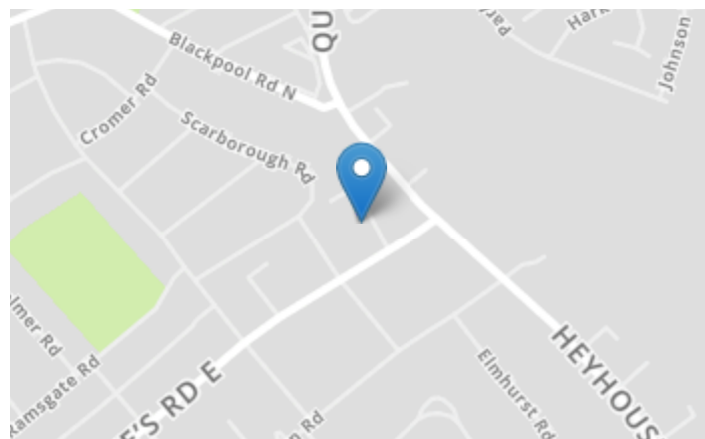
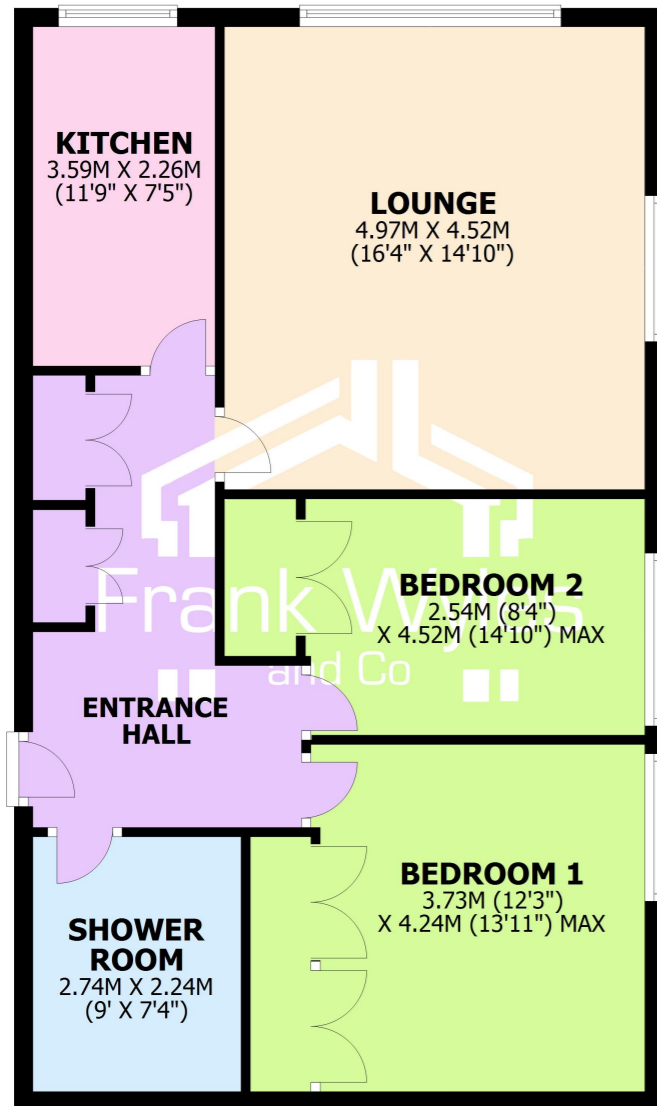


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		75
D	(55-68)	65	
E	(39-54)		
F	(27-38)		
G	(1-26)		
Not energy efficient - higher running costs			
England, Scotland & Wales			

GROUND FLOOR

APPROX. 75.2 SQ. METRES (809.5 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 Silverburn, 193 St Annes Road East,
Lytham St Annes, Lancashire, FY8 3HQ**



- Ground Floor Purpose Built Apartment
- 2 Double Bedrooms
- Large Reception
- Close To Local Amenities & Transport Links
- Allocated Space In Communal Garage
- No Onward Chain

£155,000

Leasehold
Energy Efficiency Rating: D



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(2) Frank Wyles & Co. has no authority to make or give any representation or warranty whatever in relation to this property.



**15 Silverburn, 193 St Annes Road East,
Lytham St Annes, Lancashire, FY8 3HQ
£155,000**

This spacious ground floor apartment is available with no forward chain. The accommodation comprises a lounge, a fitted kitchen, two double bedrooms and a shower room. There is a parking space within the communal garage.

Council Tax: Band C

Tenure: Leasehold

Service Charge: £300 PCM

No Pets Allowed



Ground Floor

Entrance Hall

Built-in storage cupboards, electric storage heater, door to:

Lounge 4.97m (16'4") x 4.52m (14'10")

Double glazed window to rear, double glazed window to side, electric storage heater, TV point, coving to ceiling, living flame effect electric fire.

Kitchen 3.59m (11'9") x 2.26m (7'5")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, integrated fridge and freezer, washer dryer, built-in oven, built-in hob with pull out extractor hood over, double glazed window to rear.

Bedroom 1 4.24m (13'11") max x 3.73m (12'3")

Double glazed window to side, fitted bedroom suite with a range of wardrobes, electric storage heater.

Bedroom 2 4.52m (14'10") max x 2.54m (8'4")

Double glazed window to side, built-in wardrobe, electric storage heater.

Shower Room

Fitted with three piece suite comprising double shower cubicle with fitted electric shower, inset wash hand basin with storage under and mixer tap, and WC, heated towel rail, extractor fan, shaver point.

External

Set in communal gardens. Allocated parking space within communal garage.

