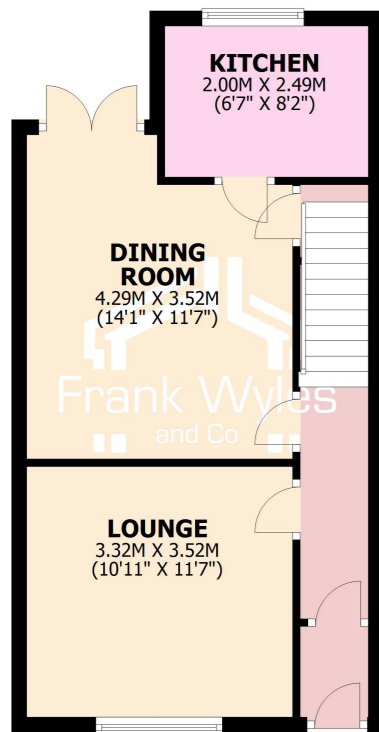
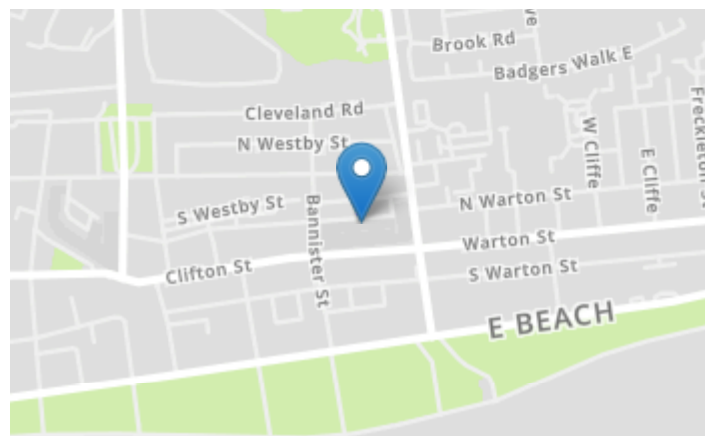
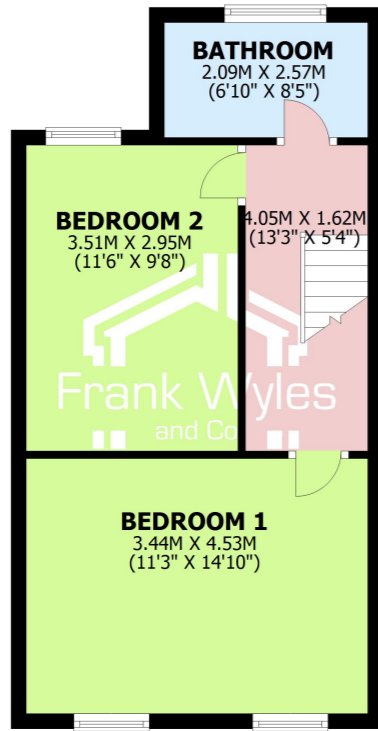


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU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

**GROUND FLOOR**  
APPROX. 38.4 SQ. METRES (412.8 SQ. FEET)



**FIRST FLOOR**  
APPROX. 39.0 SQ. METRES (419.7 SQ. FEET)



**01253 713 695**  
21 Orchard Road, St. Annes FY8 1RY  
**01253 731 222**  
11 Park Street, Lytham FY8 5LU

sales@frankwyles.com lytham@frankwyles.com  
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**49 North Clifton Street,  
Lytham, FY8 5HR**



- Mid Terraced Property In The Heart Of Lytham
- Chain Free
- Requires Full Modernisation
- 2 Receptions
- 2 Bedrooms & Bathroom
- Enclosed Courtyard To Rear
- Viewing Highly Recommended

**£179,950**

Leasehold  
Energy Efficiency Rating: D



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(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.  
(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



## 49 North Clifton Street,

Lytham, FY8 5HR

**£179,950**

Attention Investors! This chain free mid terraced property located in the heart of Lytham and requires modernisation throughout but offers potential for a great starter home or investment. The accommodation comprises 2 receptions, fitted kitchen, 2 double bedrooms and a bathroom. There is an enclosed courtyard to the rear. Early viewing is highly recommended.

Tenure: Leasehold

Council Tax: Band B

Ground Floor  
Entrance Porch  
Secure front door, door leading to:

Entrance Hall:  
Door to:

Lounge 3.52m (11'7") x 3.32m (10'11")  
UPVc double glazed window to front, TV point,

Dining Room 4.29m (14'1") x 3.52m (11'7")  
Double glazed patio doors leading to the garden door, door to Storage cupboard, door to:

Kitchen 2.49m (8'2") x 2.00m (6'7")  
Fitted with a matching range of base and eye level units, space for fridge freezer, plumbing for washing machine, upvc double glazed window overlooking the garden.

First Floor  
Landing  
Loft hatch giving access to the loft, door to:

Bedroom 1 4.53m (14'10") x 3.44m (11'3")  
Two double glazed windows to front,

Bedroom 2 3.51m (11'6") x 2.95m (9'8")  
Double glazed window to the rear

Bathroom  
4 piece suite comprising a bath with taps, separate shower enclosure with electric shower, wash hand basin and wc.

External  
Enclosed paved courtyard to the rear.

