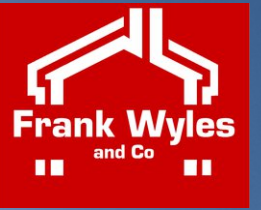
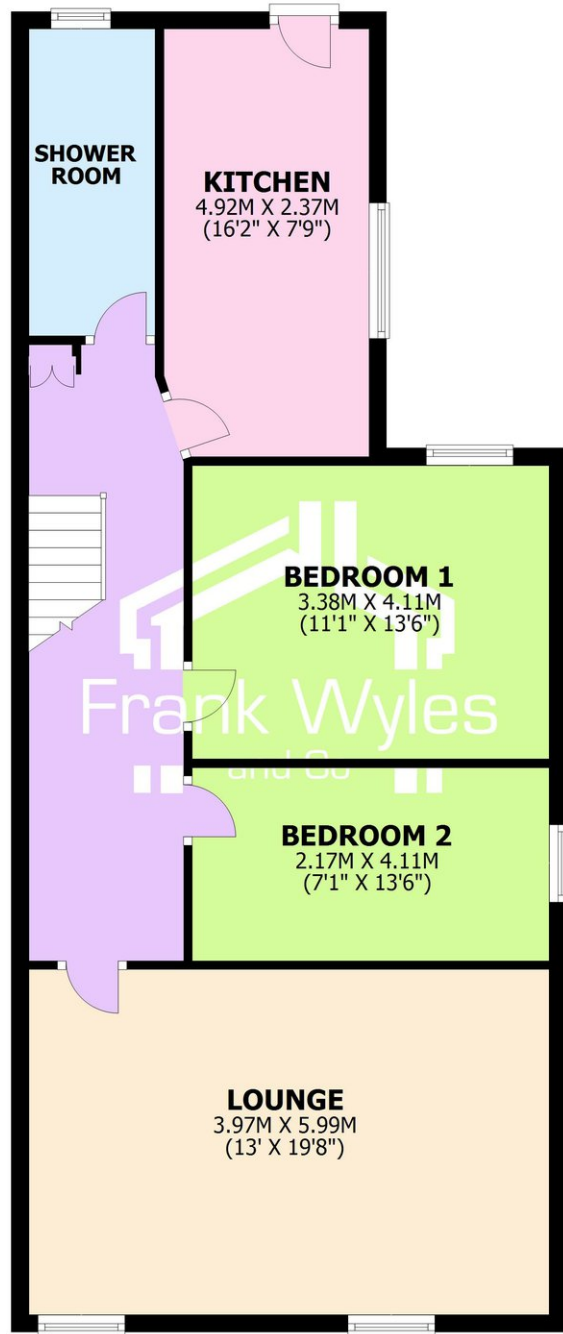


FIRST FLOOR
APPROX. 78.3 SQ. METRES (842.4 SQ. FEET)



Lytham Office
11 Park Street, Lytham FY8 5LU
01253 731222
lytham@frankwyles.com

St. Annes Office
21 Orchard Road, St. Annes FY8 1RY
01253 713695
sales@frankwyles.com

www.frankwyles.com



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(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.

**2 Sydney Street,
Lytham St Annes FY8 1TR**

- First Floor Apartment Close To St. Annes Square
- Large Reception & Fitted Kitchen
- 2 Double Bedrooms & Shower Room
- Single Garage
- No Onward Chain
- Viewing Highly Recommended

£120,000
Leasehold



First Floor

Lounge 5.99m (19'8") x 3.97m (13')

Two double glazed windows to front, two radiators, TV point, coal effect gas fire.

Kitchen 4.92m (16'2") x 2.37m (7'9")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer, built-in double oven, built-in hob, double glazed window to side, radiator, wall mounted boiler, door to rear.

Bedroom 1 4.11m (13'6") x 3.38m (11'1")

Double glazed window to rear, two fitted double wardrobes, radiator.

Bedroom 2 4.11m (13'6") x 2.17m (7'1")

Double glazed window to side, radiator.

Shower Room

Fitted with three piece suite comprising shower area with fitted shower, wall mounted wash hand basin with mixer tap, WC and full height tiling to all walls, extractor fan, obscure double glazed window to rear, radiator.

External

Front garden, single garage.

This deceptively spacious first floor apartment is nestled away in a popular cul-de-sac, just a few minutes walk from the square with all its amenities close by.

The generous accommodation consists of a large reception room, fitted kitchen and two double bedrooms and a shower room. The property is being sold with no forward chain, early viewing is highly recommended

Tenure: Leasehold

Council Tax: Band A
Maintenance: split 50/50

