



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	77

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8 Greenways, Lytham St. Annes FY8 3LY

- First Floor Purpose Built Apartment
- Large L-Shaped Reception With Dining Area
- 2 Bedrooms
- Garden To The Rear (Could Be Off Street Parking)
- Single Garage
- Viewing Highly Recommended

£120,000
Leasehold



Communal Entrance Shared porch, private entrance door to hallway, door to rear garden and stairs up to

First Floor

Entrance Hall Electric panel heater, double door to cupboard with fuse box and electricity meter, door to built in airing cupboard housing, hot and cold water tanks with slatted shelving, door to storage cupboard.

Lounge 4.70m (15'5") x 3.55m (11'8") Two double glazed windows to front, two radiators, telephone point, tv point, living flame effect electric fire with wooden surround and tiled inset and hearth, dining area.

Fitted kitchen 3.24m (10'8") x 2.54m (8'4") Fitted with a 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 oven, built-in four ring hob, double glazed window to rear, radiator, built-in pantry.

Bedroom 1 4.04m (13'3") x 3.09m (10'2") Double glazed window to front, radiator, telephone point, built-in wardrobe.

Bedroom 2 2.83m (9'4") x 2.54m (8'4") Double glazed window to rear, radiator, telephone point, built-in wardrobe.

Bathroom Fitted with three piece suite comprising panelled bath with separate electric shower over, pedestal wash hand basin and wc, heated towel rail, obscure double glazed window to rear.

External Private low maintenance rear garden. Single garage within a block with up-and-over door.

This purpose-built apartment is situated on the first floor, offering convenience and a desirable location. It benefits from being on one of the main bus routes and having various amenities within close proximity.

The accommodation features a spacious L-shaped reception area, a fitted kitchen, two bedrooms, and a bathroom. Additionally, there is a garden at the rear, providing potential for conversion into off-street parking. The property also includes a single garage. Early viewing is highly recommended to secure this well-located apartment.

Tenure: Leasehold
Ground Rent: £8 Per Annum

Council Tax: Band B

