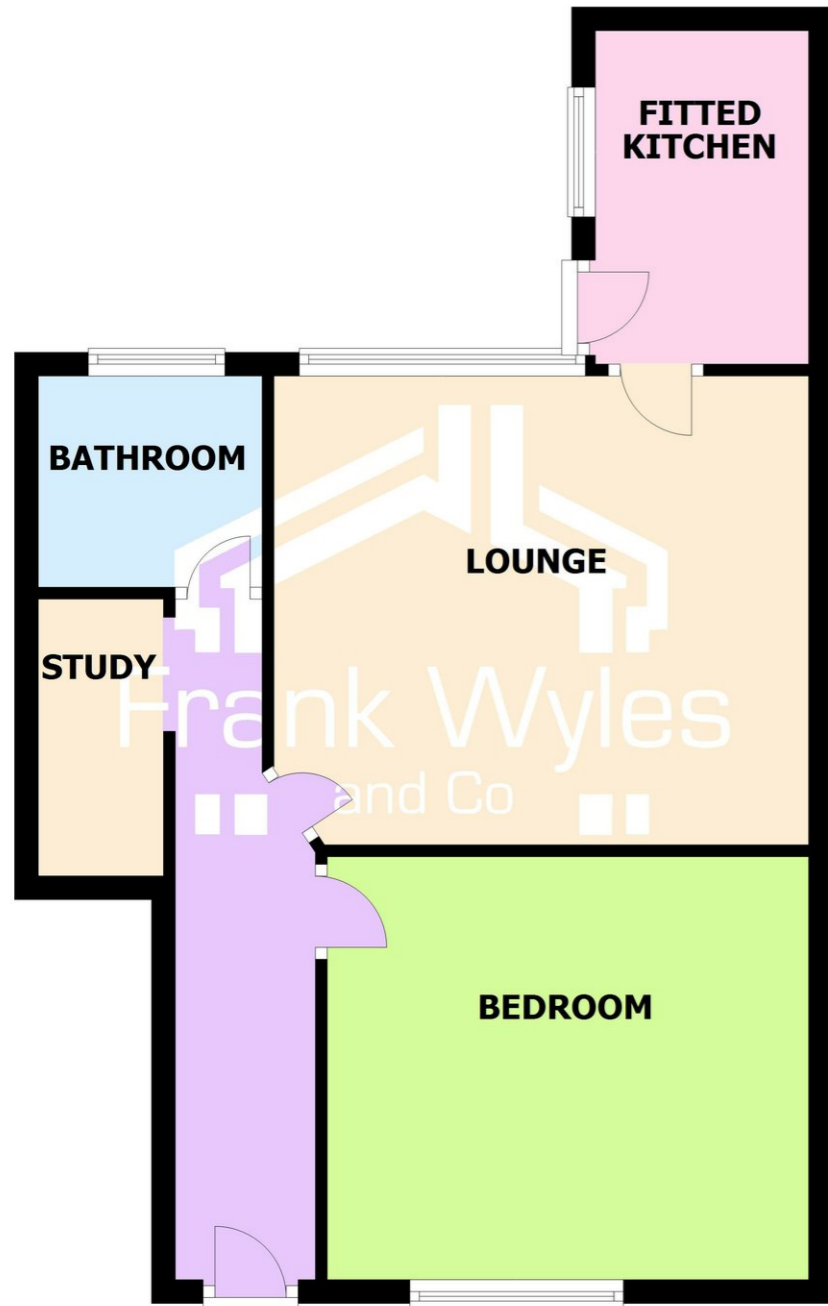


# GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

**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](http://www.frankwyles.com)



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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.

## 3 Sinclair Court, Shepherd Road, Lytham St Annes FY8 3SR

- Ground Floor Purpose Built Apartment With Private Entrance
- Currently Let For £500 pcm - Selling With Tenant In Situ
- Large Reception
- Modern Kitchen & Bathroom
- Rear Garden
- Viewing Highly Recommended

**£87,500**  
 Leasehold



## Ground Floor

**Private Entrance Hall** UPVC semi glazed entrance door, meter and fuse cupboard, laminate floor, radiator, ceiling light, corniced features, open access to:

**Office / Store Room (7' 4") x (3' 5")** Fitted office and cupboard units, telephone point, laminate floor, ceiling light, power points.

**Lounge (14' 10") x (13' 2")** Door from entrance hall, fireplace and hearth with electric fire, television point, telephone point, corniced features, ceiling light, radiator, laminate floor, window to rear garden aspect, door to:

**Fitted Kitchen (9' 5") x (6' 5")** Fitted base and eye level units with worktop space over, window to rear garden aspect, space for cooker, plumbed for washing machine, laminate floor, radiator, ceiling light, UPVC semi glazed door to rear garden.

**Bedroom (13' 4") x (11' 7")** Door from entrance hall, window to front aspect, radiator, ceiling light/fan unit, corniced features, laminate floor.

**Bathroom (6' 5") x (5' 5")** Door from entrance hall, suite comprising bath with shower over, pedestal washbasin and WC, window to rear elevation, ceiling light, radiator, part tiled walls, laminate floor.

**External** Private rear garden incorporating a pebbled area, plants, shrubs, external power point, a water tap, a substantial garden shed and gated access to a rear service road. In addition there is an attached outhouse (6' x 4') including the combination central heating boiler.

Investment opportunity. Ground Floor Flat situated in a popular location within very easy walking distance of local amenities and shops currently let on AST for £500pcm. Accommodation comprises an Entrance Hall, Lounge, Fitted Kitchen, Bedroom and Bathroom, Priv Rear Garden, Gch, DG

Tenure: Leasehold

Council Tax: Band A

