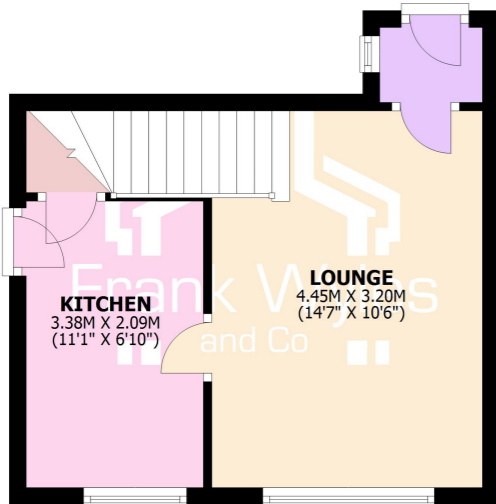


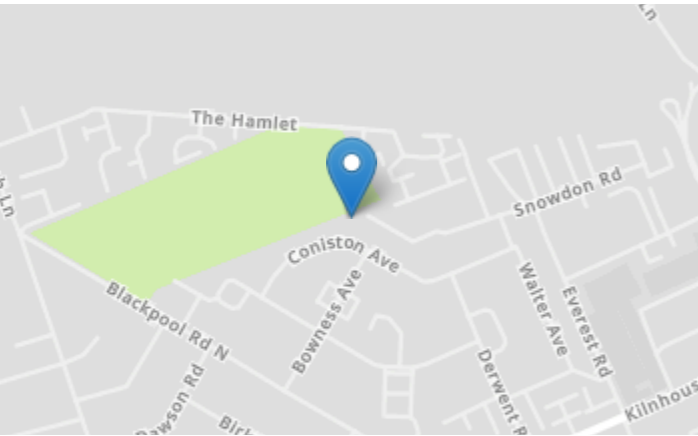
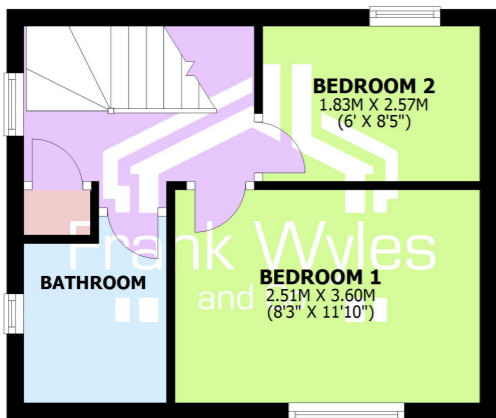
GROUND FLOOR

APPROX. 25.2 SQ. METRES (270.7 SQ. FEET)

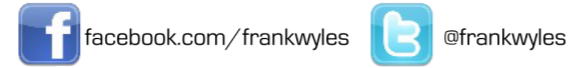


FIRST FLOOR

APPROX. 24.0 SQ. METRES (257.9 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
 www.frankwyles.com



**11 Linden Mews,
 LYTHAM ST ANNES, Lancashire, FY8 3XD**

- End Terraced Property
- Great FTB Or Buy To Let Investment
- Reception & Fitted Kitchen
- 2 Bedrooms
- Bathroom
- Allocated Parking Space
- Viewing Highly Recommended



£129,950

Leasehold
 Energy Efficiency Rating: D



Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
 (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 no authority to make or give any representation or warranty whatever in relation to this property.



11 Linden Mews,

LYTHAM ST ANNES, Lancashire, FY8 3XD

£129,950

This End Terraced house is in a popular quiet location and would make a great buy to let investment or first time home. The accommodation briefly comprises a large reception, fitted kitchen, 2 bedrooms and a family bathroom. Early Viewing Is Highly Recommended.

Tenure: Leasehold

Council Tax: Band A

Ground Floor

Entrance Hall

Obscure double glazed window to side, door to:

Lounge 4.45m (14'7") x 3.20m (10'6")

Double glazed window to front, radiator, telephone point, TV point, dado rail, coving to ceiling, stairs to first floor, door to:

Kitchen 3.38m (11'1") x 2.09m (6'10")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, gas and electric points for cooker, double glazed window to front, radiator, coving to ceiling, door to storage cupboard.

First Floor

Landing

Obscure double glazed window to side, radiator, coving to ceiling, door to storage cupboard, door to:

Bedroom 1 3.60m (11'10") x 2.51m (8'3")

Double glazed window to front, fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling.

Bedroom 2 2.57m (8'5") x 1.83m (6')

Double glazed window to rear, radiator, TV point, coving to ceiling.

Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over and glass screen, pedestal wash hand basin and WC, part tiled walls, obscure double glazed window to side, radiator.

