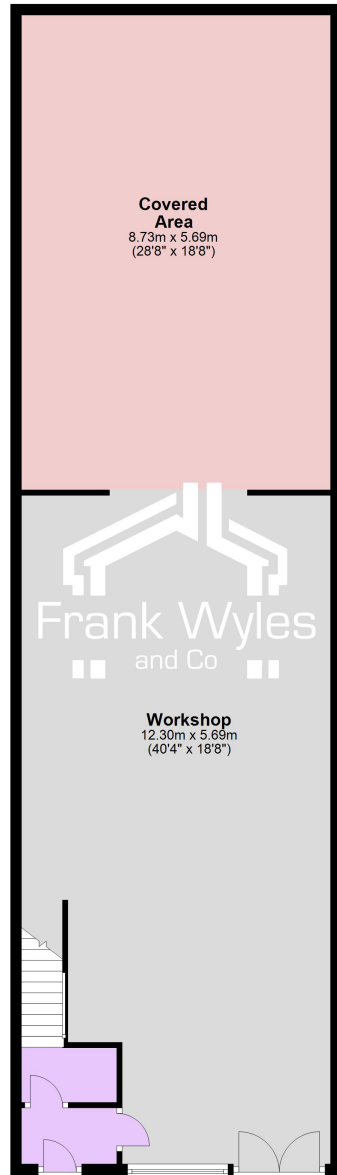


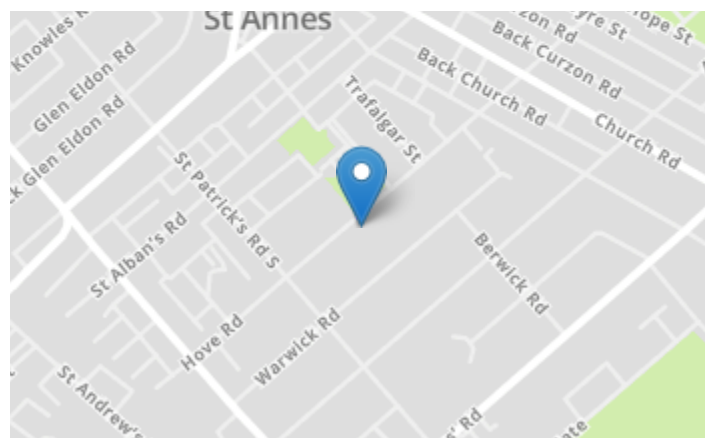
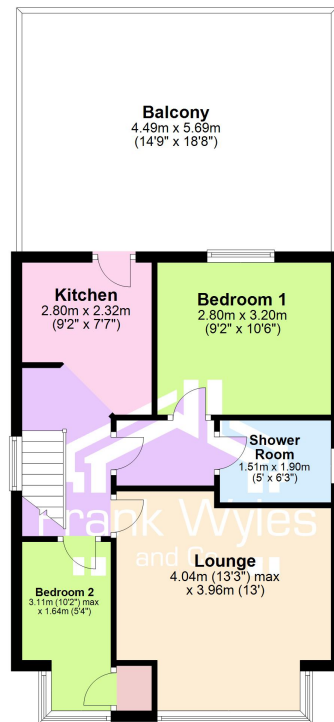
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F	42	
(1 to 20)	G		
Not energy efficient - higher running costs			68

England, Wales & N.Ireland
EU Directive 2002/91/EC

Ground Floor
Approx. 120.3 sq. metres (1295.1 sq. feet)



First Floor
Approx. 45.9 sq. metres (494.2 sq. feet)



01253 713 695
21 Orchard Road, St. Annes FY8 1RY

01253 731 222
11 Park Street, Lytham FY8 5LU

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55 Hove Road,
Lytham St Annes, Lancashire, FY8 1XH

- Planning For a 3 Bed Detached Dwelling
- Chain Free Detached Property
- Currently a Workshop with a 2 Bedroom Apartment
- Huge Potential For Development
- Early Viewing Highly Recommended



Guide Price
£150,000

Leasehold
Energy Efficiency Rating: E



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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.



55 Hove Road,

Lytham St Annes, Lancashire, FY8 1XH

Guide Price £150,000

An opportunity to acquire a detached property with development potential. It is currently arranged as workshop with two bedroom flat above but there is planning consent for a replacement three bedroom house.

Ground Floor

Entrance Vestibule

Door to:

Workshop

12.30m (40'4") x 5.69m (18'8")

Double glazed window to front, double doors to front, open access to:

Covered Area

8.73m (28'8") x 5.69m (18'8")

Entrance Hall

Stairs to first floor.

First Floor

Landing

Obscure double glazed window to side, door to:

Lounge

4.04m (13'3") max x 3.96m (13')

Double glazed bay window to front, three wall light points, wall mounted fire.

Kitchen

2.80m (9'2") x 2.32m (7'7")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, door to:

Balcony

5.69m (18'8") x 4.49m (14'9")

Hallway

Door to:

Bedroom 1

3.20m (10'6") x 2.80m (9'2")

Double glazed window to rear, electric storage heater.

Shower Room

1.90m (6'3") x 1.51m (5')

Fitted with three piece suite comprising shower cubicle with fitted shower, pedestal wash hand basin and WC, obscure double glazed window to side, electric storage heater.

Bedroom 2

3.11m (10'2") max x 1.64m (5'4")

Double glazed bay window to front, electric storage heater, built-in wardrobe.

External

Off street parking to the front of the property.

