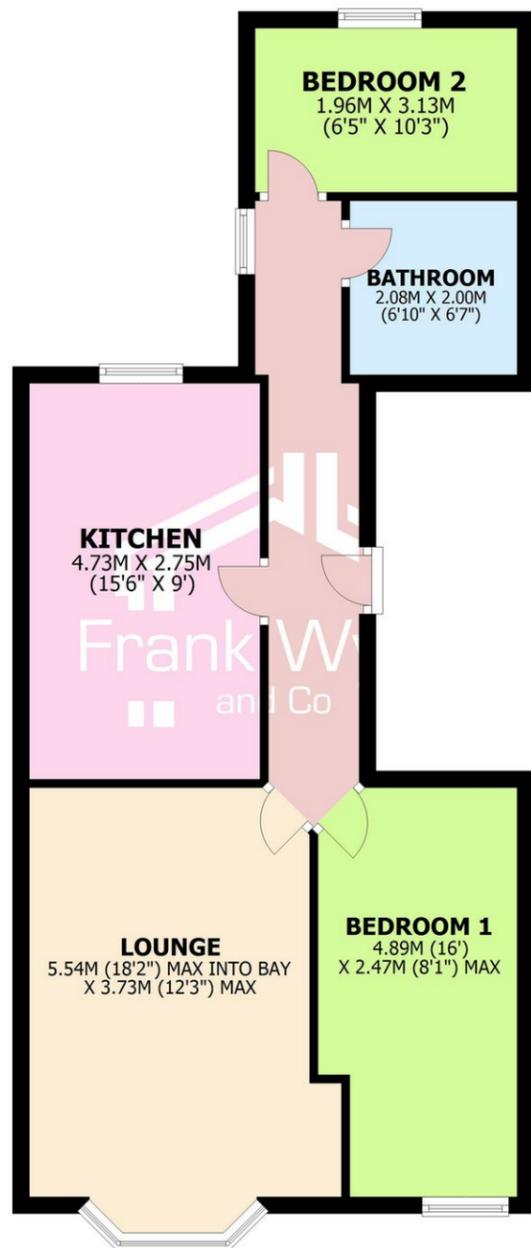


FIRST FLOOR
APPROX. 60.8 SQ. METRES (654.4 SQ. FEET)



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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.

12a The Crescent, Lytham St Annes FY8 1SZ

- 2 Bedrooms
- Located in the Heart of St. Annes
- First Floor Apartment
- Viewing Highly Recommended
- Large Reception

£75,000
Leasehold



Entrance Hall Obscure double glazed window to side, radiator, door to:

Lounge 5.54m (18'2") max into bay x 3.73m (12'3") max
Double glazed bay window to front, radiator, TV point.

Kitchen 4.73m (15'6") x 2.75m (9')
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 and tumble dryer, electric point for cooker, double glazed window to rear.

Bedroom 1 4.89m (16') x 2.47m (8'1") max
Double glazed window to front, fitted bedroom suite with a range of wardrobes, radiator

Bedroom 2 3.13m (10'3") x 1.96m (6'5")
Obscure double glazed window to rear, fitted bedroom suite with a range of wardrobes.

Bathroom Fitted with three piece suite with bath with mixer tap, pedestal wash hand basin with mixer tap and WC.

This first floor flat is located in the heart of St. Annes, just a stones throw from the shops, bars and restaurants. The accommodation comprises a lounge, a dining kitchen, two bedrooms and a bathroom.

Tenure: Leasehold

Council Tax: Band B

