



**35 Victoria Road, Lytham St Annes FY8 1LE**

- Large Terraced Property Currently Arranged As Two Apartments
- Could Convert Back into A Large Family Home
- In Need Of Full Modernisation
- Close To Local Amenities
- No Onward Chain
- Viewing Highly Recommended

**£275,000**  
Leasehold



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Calling all investors! Situated in a prime location near the seafront, schools, and local amenities, this spacious mid-terraced property offers a fantastic opportunity. Currently configured as two self-contained apartments, it could be converted back into a family home.

While the property requires complete modernisation, its potential is undeniable. With early viewing strongly recommended, now is the perfect time to explore this properties possibilities.

Tenure: Leasehold  
Ground Rent: £0

Council Tax: Band  
Service Charge: £0



## Ground Floor

**Porch** Door to:

**Entrance Hall (First Floor Flat)** Stairs up to first floor landing.

**Entrance Hall (Ground Floor Flat)** Two radiators, enclosed staircase to basement, door to:

**Lounge** 5.33m (17'6") max x 4.54m (14'11") Secondary glazed box bay window to front, two radiators, two wall light points, decorative coving to ceiling, gas fire.

**Bedroom 1** 4.78m (15'8") max x 4.35m (14'3") Double glazed window to rear, fitted bedroom suite with a range of wardrobes, two radiators.

**Bedroom 2** 3.89m (12'9") x 2.73m (9') Double glazed window to side, fitted bedroom suite with a range of wardrobes, radiator.

**Bathroom** Fitted with three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and WC, part tiled walls, obscure double glazed window to side, radiator, wall mounted boiler.

**Kitchen** 3.92m (12'10") x 3.60m (11'10") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with double drainer, plumbing for washing machine, space for, gas and electric points for cooker, double glazed window to rear, obscure double glazed window to side, radiator, door to:

**Rear Porch** Obscure window to side, obscure window to front, door to rear garden.

## First Floor

**Landing** Door to:

**Lounge** 5.38m (17'8") max x 4.14m (13'7") Secondary box bay window to front.

**Kitchen** 3.36m (11') x 2.91m (9'6") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, space for fridge/freezer, electric point for cooker, window to side.

**Bedroom 1** 4.35m (14'3") x 4.23m (13'11") Window to rear.

**Bedroom 2** 3.96m (13') x 2.95m (9'8") Window to rear.

**Bathroom** Fitted with three piece suite comprising bath, pedestal wash hand basin and tiled shower area with fitted shower, part tiled walls, obscure window to side.

**WC** Obscure window to side, WC, part tiled walls.

**External** Rear yard, pedestrian access to rear service road, brick outbuilding.

