



3 bed terraced house to buy in

Wellington Street, Lytham St. Annes,
Lancashire, FY8 5BZ

£225,000 Starting Bid

 x 3  x 1  x 3

Tenure

Leasehold

Garage parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Chain Free End Terrace House In A Popular Location With Versatile Accommodation Throughout
- ✓ Three Reception Rooms Including Lounge, Sitting Room And Dining Room
- ✓ Fitted Kitchen With Separate Utility Room

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

Situated in a popular location, this end-terrace property offers versatile accommodation throughout, ideal for buyers looking to put their own stamp on a property in a highly sought-after location. The ground floor features three inviting reception rooms, comprising a comfortable lounge, a cosy sitting room, and a dining room. The fitted kitchen is complemented by a separate utility room. To the first floor, there are three bedrooms and a family bathroom, offering ample space for modern living. Externally, the property boasts a corner plot with low-maintenance gardens to the front, side, and rear, providing attractive outdoor areas without extensive upkeep. Additional benefits include an attached outside WC and store, a brick-built garden store, and a garage, offering excellent storage and off-street parking options. A superb opportunity to acquire this home in a prime Lytham location—early

Council Tax Band: D

Tenure: Leasehold

Annual Ground Rent Amount: £3.00

Price: Starting Bid £225,000

Property Type: Terraced House

Parking: Garage

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

GROUND FLOOR
APPROX. 60.8 SQ. METRES (654.1 SQ. FEET)



FIRST FLOOR
APPROX. 43.9 SQ. METRES (472.0 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

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