



**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

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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