



**Buckley Grove
Lytham St Annes
Lancashire
FY8**

Offers in Excess of £215,000

bettermove

Buckley Grove

Lytham St Annes

Bettermove are proud to present this 3 bedroom terraced house in Lytham St Annes, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is C.

This is a leasehold property with 987 years remaining on the lease; the ground rent is £525.00 per annum, and the service charge is £160.00 per annum.

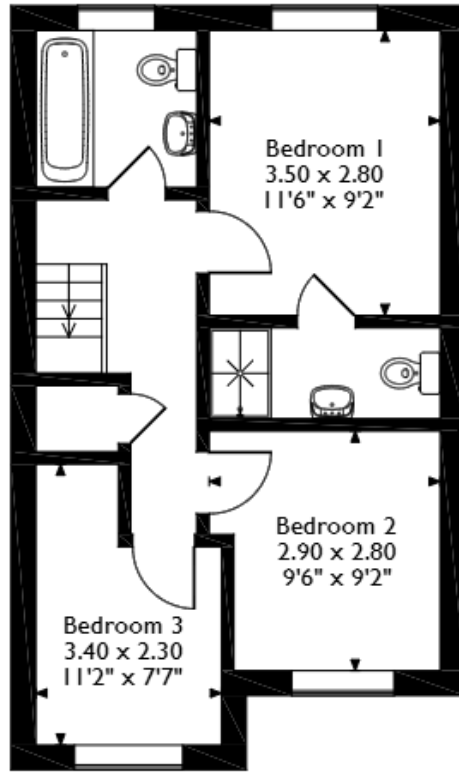
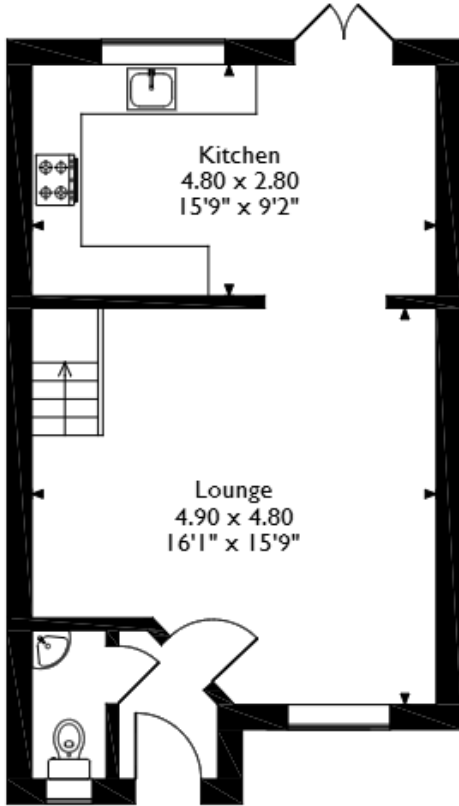
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, and WC on the ground floor. The first floor consists of three bedrooms, with the master bedroom benefitting from a private en-suite, alongside the family bathroom. The exterior boasts a private rear garden, mainly laid to lawn, perfect for enjoying the summer months.

Located in the popular coastal town of Lytham St Annes, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to the seafront. Excellent transport connections can be found from St Annes-on-the-Sea Train Station, a variety of local bus routes, and quick access to the M55.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Buckley Grove, Lytham St. Annes, Lancashire
 Approximate Gross Internal Area
 80 Sq M/862 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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