



St Annes Road East
Lytham St Annes
Lancashire
FY8

Offer in Excess of £410,000

bettermove

St Annes Road East

Lytham St Annes

Bettermove are proud to present this 4 bedroom semi-detached in Lytham St Annes.

The property benefits from double glazing, gas central heating throughout and has off street parking available via double garage to the rear of the property.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and family bathroom, the second floor consists of the 4th bedroom with en-suite. The exterior boasts a private rear garden, perfect for enjoying the summer months.

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

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



St. Annes Road East, Lytham St. Annes, Lancashire
 Approximate Gross Internal Area
 Main House = 185 Sq M/1991 Sq Ft
 Garage/Shed = 30 Sq M/323 Sq Ft
 Total = 215 Sq M/2314 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		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(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		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(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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