

LOT  
**106**

ON BEHALF OF THE RECEIVERS

27 St. Davids Road North, Lytham St. Annes, Lancashire FY8 2BL

GUIDE PRICE **£170,000+\***

VACANT RESIDENTIAL

### Description

A three storey six bedroom detached house benefiting from partial double glazing, front and rear gardens and an outbuilding. Following a full upgrade and refurbishment scheme the property would be suitable for occupation or investment purposes. There is potential for conversion into flats or use as an Airbnb investment opportunity subject to any necessary consents.

### Situated

Off St Annes Road East (B5233) in a popular and well established residential location close to local amenities, St Annes Beach and Promenades and approximately 5 miles from Blackpool Water Front, Beach and amenities.

### Ground Floor

Hall, two Reception Rooms,  
Kitchen/Diner.

### EPC Rating

TBC

### First Floor

Five Bedrooms, two Bathrooms/  
WC.

### Council Tax Band

F

### Second Floor

Bedroom.

### Lease Details

Term: 998 years from  
01/09/1874

### Outside

Outbuilding, Front and Rear  
Gardens.



### Note

Sutton Kersh have not inspected this property and all details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.

### Tenure

Leasehold

