


EPC: No EPC

**York Road, LYTHAM ST. ANNES, Lancashire**

Guide Price: £650,000

Entwistle Green


Fire exit











***CHAIN FREE***

This property is for sale by the Modern Method of Auction

A Truly Unique Investment Opportunity – York Road, Lytham St Annes

Situated in a fantastic and highly sought-after location on York Road, Lytham St Annes, this substantial and versatile property presents an exceptional investment opportunity with an abundance of potential.

Formed from two detached houses that have been thoughtfully connected, the property offers extensive and flexible accommodation throughout. In total, it features 24 bedrooms, three spacious reception rooms, a large dining room, kitchen, utility room, and a dedicated office space. The property is further complemented by two basement levels, two outbuildings, and an impressive 16 W/Cs, making it suitable for a range of uses.

This unique property offers significant scope for a variety of future developments (subject to the necessary planning permissions), including potential commercial use,








Cellar | Ground Floor | First Floor | Ground Floor | First Floor | Outbuilding

Total floor area 624.7 m² (6,724 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Entwistle Green





Council Tax Band: **G**

Tenure: **TBC**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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