



FAIRVIEW AVENUE, LYTHAM ST. ANNES
FY8 3TA

ASKING PRICE £145,000

- FREEHOLD GARAGE - LOCATED IN RESIDENTIAL AREA NEAR ST ANNES TOWN CENTRE WITH EASY ACCESS FROM REAR SERVICE ROAD
- ACCOMMODATING 8 VEHICLES - PRIVATE OFFICE WITH BT TELEPHONE FACILITY - 2 WCS - KITCHEN
- 2 ELECTRIC ROLLER SHUTTER ENTRANCES - SINGLE STEEL ACCESS DOOR - PROPERTY RE-ROOFED AND RE-WIRED
- MAX STORAGE AREA APPROX 1736 SQ FT (50 FT X 35 FT WITH SOME INTERNAL DIVIDING WALLS - VARIABLE CONFIGURATION)

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We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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