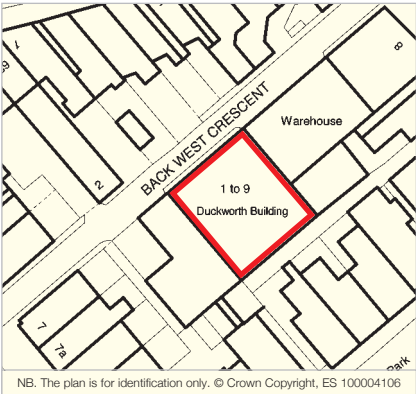


Lytham St Annes
Duckworth Building,
Back West Crescent,
Lancashire
FY8 1SQ

- **A Freehold Mid Terrace Building**
 - **Arranged to provide Nine Self-Contained Flats (5 x One Bedroom Flats and 4 x Two Bedroom Flats)**
- Vacant**

On the instructions of A Kisby MRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



To View

The property will be open for viewing every Monday and Wednesday before the Auction between 12.15 – 12.45 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs Lightfoots (Ref: Christopher Biggs).
Tel: 01844 212305.
Email: cbiggs@lightfoots.co.uk

Freehold Building



Tenure

Freehold.

Location

The property is situated on the south side of Back West Crescent, which runs between St Andrew's Road South and Park Road. Local shops and amenities are available along St Anne's Road W. Rail services run from St Anne's-on-the-Sea Station providing frequent direct services to Preston. Road access is afforded by the B5233 (St Anne's Road E), B5261 and the B5410 which provides access onto the M55 Motorway (Junction 4). The open spaces of Ashton Gardens are close by, as is Royal Lytham & St Anne's Golf Club.

Description

The property comprises a mid terrace apartment block arranged over ground and two upper floors. The block is internally arranged to provide 5 x one bedroom flats and 4 x two bedroom flats.

Accommodation

Flat	Floor	Accommodation
1	Ground	Reception Room/Kitchen, Bedroom, Bathroom/WC
2	Ground	Reception Room/Kitchen, Two Bedrooms, Bathroom/WC
3	Ground	Reception Room/Kitchen, Bedroom, Bathroom/WC
4	First	Reception Room/Kitchen, Bedroom, Bathroom/WC
5	First	Reception Room/Kitchen, Two Bedrooms, Bathroom/WC
6	First	Reception Room/Kitchen, Two Bedrooms, Bathroom/WC
7	First	Reception Room/Kitchen, Bedroom, Bathroom/WC
8	Second	Reception Room/Kitchen, Bedroom, Bathroom/WC
9	Second	Reception Room/Kitchen, Two Bedrooms, Bathroom/WC

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.