



**Lytham**  
Estate Agents

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**87 Warton Street, Lytham FY8 5DG**

**£375,000**

*Exceptional three bedroom mid terrace property that seamlessly blends period allure with modern comfort, making it a true gem in the heart of Lytham's desirable neighbourhood.*



Ground Floor

Lounge/Dining Room 8.61m x 4.24m (28'3 x 13'11)

Ground Floor WC

Kitchen 3.58m x 3.10m (11'9 x 10'2)

First Floor

Bedroom One 4.19m x 3.81m (13'9 x 12'6)

Bedroom Two 3.81m x 3.56m (12'6 x 11'8)

Bedroom Three 3.20m x 2.11m (10'6 x 6'11)

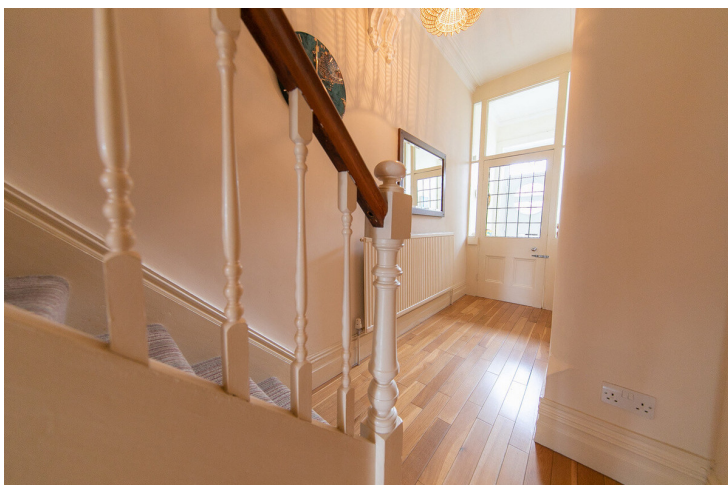
Bathroom 3.56m x 3.05m (11'8 x 10')

Additional Information

Tenure - Leasehold

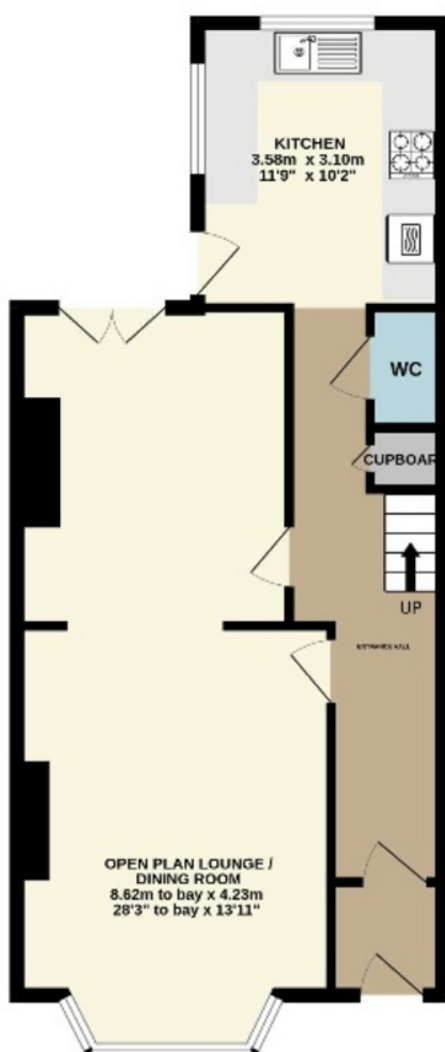
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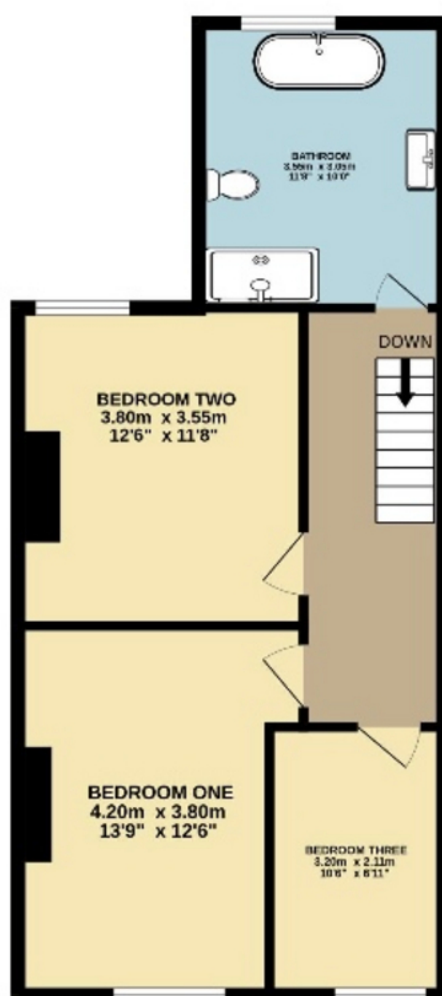


## Floor Plans

GROUND FLOOR  
53.8 sq.m. (579 sq.ft.) approx.



FIRST FLOOR  
52.4 sq.m. (564 sq.ft.) approx.



TOTAL FLOOR AREA: 106.2 sq.m. (1143 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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