



295 CLIFTON DRIVE SOUTH, LYTHAM ST.  
ANNFS. FY8 1HN

£299,950

- FABULOUS, UNIQUE MAISONETTE IN HIGHLY SOUGHT AFTER LOCATION CLOSE TO THE SEA FRONT
  - CLOSE TO LIBRARY & BUS STOPS PRIVATE ENTRANCE
  - DOWNSTAIRS WC 4 DOUBLE BEDROOMS (EN-SUITE TO MASTER)
- A SHORT WALK TO M & S FOOD, COSTA COFFEE, ALDI & ST ANNES SQUARE
  - HUGE OPEN PLAN LOUNGE DINING KITCHEN
  - BATHROOM



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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**Private Entrance**  
 Accessed via car port to the side of the property, composite door leads into;

**Entrance Hall**  
 Stairs lead to first floor landing, radiator, opaque windows look though to lounge and office space, under stairs storage cupboard, cloaks cupboard, doors lead the the following rooms;

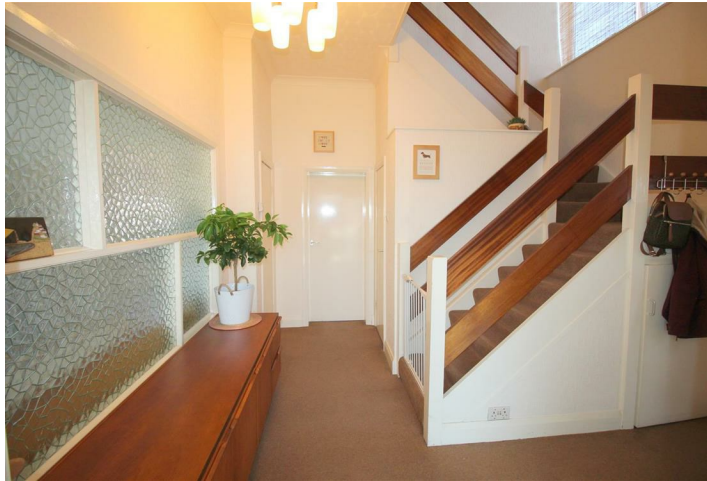
**Lounge**  
 26'9 x 11'7  
 Large, bright and airy lounge with UPVC double glazed windows and two patio doors to the front, radiator, TV and telephone points, coving, open plan to;

**Office / Dining Room**  
 13'11 x 8'11  
 Radiator, coving, serving hatch, door leads to;

**Dining Kitchen**  
 26'7 x 11'11  
 Two large UPVC double glazed windows to rear, UPVC double glazed door leads out onto roof terrace, further door leading to car port, range of wall and base units with laminate work surfaces, tiled to splash backs, integrated appliances include double oven and grill, four ring electric hob, two stainless steel one and a half bowl sink and drainers, space for fridge freezer, plumbed for washing machine, wood effect laminate flooring, space for table and chairs, wall mounted 'Worcester' boiler, radiator

**Downstairs WC**  
 7'2 x 3'11  
 Opaque window to side, two piece white suite comprising of pedestal wash hand basin and WC

**Stairs lead to First Floor Landing**  
 Large UPVC double glazed opaque window allowing plentiful light, radiator, storage cupboard with shelving, doors lead to the following rooms;



**Bedroom Three**  
 12'4 x 11'11  
 Large UPVC double glazed window to front, radiator, built in wardrobes, coving

**Bedroom One**  
 14'8 x 12'5  
 Bright and spacious room with large UPVC double glazed window to front, radiator, good range of fitted wardrobes and overhead cupboards, coving, radiator, door leads into;

**En Suite**  
 8'11 x 5'8  
 Three piece white suite comprising of shower cubicle, vanity wash hand basin with built in mirrored cabinet over, WC, wall mounted heated towel rail, fully tiled walls, recessed spot lights, extractor fan, laminate flooring, shaving socket

**Bathroom**  
 8'2 x 6'4  
 Contemporary three piece white suite comprising of bath with shower attachment, vanity wash hand basin, and WC, wall mounted touch light mirror, wall mounted chrome heated towel rail, fully tiled walls, recessed spot lights and extractor fan, laminate flooring

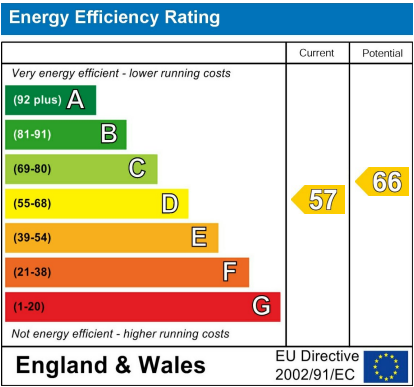
**Bedroom Two**  
 12'4 x 13'10  
 Large UPVC double glazed window to rear, range of built in wardrobes, radiator, coving

**Bedroom Four**  
 12'7 x 8'9  
 Large UPVC double glazed window to rear, range of built in wardrobes, radiator

**Outside**  
 To the front of the property there is the option for a



balcony and to the rear there is a large roof terrace.  
 There is a triple garage to the rear and personal car port to the side  
**Other details**  
 Tax Band - B (£1,575.46 per annum)  
 Tenure - Leasehold (Residue of 999 years)  
 Management Charges - £104.50 Monthly (includes gardening, external window cleaning, cleaning of communal areas, electricity, heating and general maintenance of the building.  
 Buildings Insurance - to be advised



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