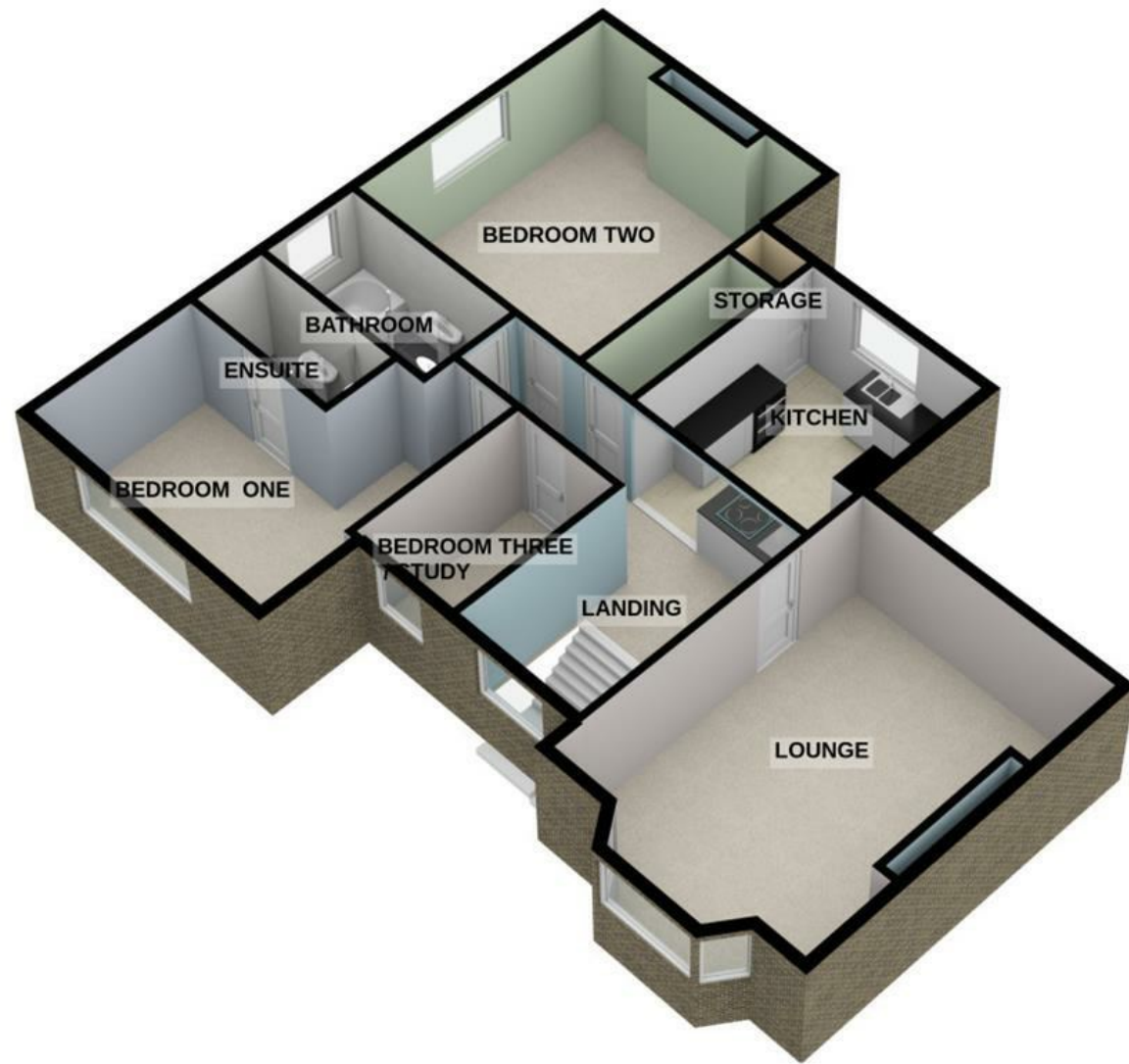


102.3 sq.m. (1101 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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**CLIFTON DRIVE SOUTH, LYTHAM ST. ANNES
FY8 1HU**

ASKING PRICE £184,950

- LARGE & CHARACTERFUL SECOND FLOOR FLAT - WITHIN IMPOSING PERIOD BUILDING IN HIGHLY SOUGHT AFTER LOCATION
- OPEN VIEWS TO FRONT - LARGE LOUNGE - CONTEMPORARY KITCHEN
- TWO LARGE DOUBLE BEDROOMS (ONE WITH EN SUITE) - GORGEOUS BATHROOM - THIRD BEDROOM/STUDY
- OFF ROAD PARKING TO REAR - NO CHAIN



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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Communal Entrance

External door leading into a spacious entrance porch with original mosaic tiled flooring. Stairs leading to first floor, door to;

Flat 3

Wooden staircase with multi coloured feature lighting. This then leads to the second floor with UPVC double glazed window to the front, wood effect laminate flooring, radiator, loft access and telephone point. The staircase is open to the second floor landing.

Kitchen

16" x 9'6"
UPVC double glazed window to rear, range of high gloss wall and base units with Quartz work surfaces, tiled to splash backs, under unit lighting, integrated appliances include; one and half bowl sink and drainer, 'Neff' microwave/oven, 'Neff' microwave/grill, fridge, freezer, 'Neff' 4 ring induction hob with overhead illuminated extractor, 'Neff' gas ring, dishwasher, drinks fridge, breakfast bar with overhead multi coloured feature lighting, laminate tiled flooring, pull out larder.

Lounge

22'7 x 12'8
Bright and spacious lounge with large UPVC double glazed window to front, vaulted ceiling, built in shelving, wood effect laminate flooring, wall lights, TV point, radiator.

Bedroom One

14'6 x 9'
Vaulted ceiling and four UPVC double glazed windows to the front, radiator.

En Suite

8'9 x 3'5
Three piece contemporary white suite comprising of vanity wash hand basin, shower and WC, feature glass bricks within wall to allow natural light, wall



mounted illuminated mirror, tiled walls and floor, wall mounted heated towel rail, extractor fan.

The en-suite also has heated flooring.

Bathroom

UPVC double glazed opaque window to side, four piece white contemporary suite comprising of elevated bath with shower attachment and bathroom TV, vanity wash hand basin, shower cubicle and WC, part tiled walls, tiled floor, wall mounted chrome heated towel rail, extractor fan.

Bedroom Two

14'8 x 14'2
Vaulted ceiling and UPVC double glazed window to the side, good range of fitted wardrobes, plumbed for washing machine which is concealed within bedroom furniture, radiator.

Bedroom Three/Study

9' x 5'11
Vaulted ceiling and UPVC double glazed window to the front, radiator.

Outside

Large, private landscaped southerly facing front garden with shrub borders and Indian stone patio shared by the three flats. There is off road parking for one car at the rear of the property.

Other Details

The property was completely re-roofed in 2018. There is rear access via a door leading off the landing. The loft has been boarded, insulated and there is a pull down ladder.

Tax Band - C (£1,943.60 per annum)
Maintenance Charges - £75.00 per month
**Flat 3 has a share of the Freehold so there is no ground rent payable.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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