



**CLIFTON DRIVE NORTH, LYTHAM ST. ANNES  
FY8 2PA**

**ASKING PRICE £249,950**

- GROUND FLOOR & BASEMENT OF A PORRITT BUILDING LOCATED IMMEDIATELY NEXT TO ASHTON GARDENS, 2 MINUTES WALK AWAY FROM THE BEACH & ST ANNES SQUARE
- FULL PLANNING CONSENT HAS BEEN GRANTED FOR 1X1 BED & 1X2 BED APARTMENTS, PLUS A 2/3 BEDROOM BASEMENT CONVERSION WITH 3 METER PATIO FACING ASHTON GARDENS
- LARGE 3 BED APARTMENT WITH WORKSHOP IN NEED OF COMPLETE REFURBISHMENT
- LARGE LAWNED FRONT GARDEN, REAR PATIO FOR BBQ, ETC & 2 STORAGE UNITS ARE INCLUDED

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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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### Entrance

Communal front door leads into communal hallway, door then leads into ground floor flat.

### Hallway

Radiator, doors lead to the following rooms;

### Lounge

21'3 x 16'

Large walk in bay window to front elevation, fireplace, two radiators.

### Bedroom One

19'11 x 13'4

Large bay window to side elevation, radiator, built in wardrobes, radiator.

### Bedroom Two

11'2 x 7'7

Large sash window to side elevation, radiator

### Bedroom Three

13'7 x 9'5

Large sash window to rear elevation, radiator.

### Bathroom

Opaque window to rear elevation, three piece suite comprising of bath with overhead shower, vanity wash hand basin and WC, tiled floor and walls, radiator.

### Kitchen

17'8 x 8'4

UPVC door leads into rear porch, UPVC double glazed window to side elevation, range of wall and base units with laminate work surfaces, stainless steel sink and drainer, 8 ring gas hob, large overhead illuminated extractor hood, oven space for fridge, space for freezer, plumbed for washing machine, space for table and chairs.

### Outside

Garage and garden areas to the side and front of the



property. To the rear is a spacious enclosed yard, door leading to large outbuilding which has a WC and houses the boiler, gate to the rear.

### Other Details

Tenure: Leasehold

Council Tax Band: D ( £2,270.00 per annum )



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	