



EAST CLIFFE, LYTHAM ST ANNES, FY8 5DX





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## An Outstanding Period Home In A Prime Lytham Location

Welcome To This Beautifully Presented Period Home, Full Of Character And Charm, And Much Improved By Its Current Owner. Ideally Located Just A Few Minutes' Stroll From Lytham Green And A Short Walk To The Vibrant Lytham Square, This Property Combines Timeless Elegance With Contemporary Comfort In One Of The Area's Most Sought-After Positions.

### Spacious Living With Impressive Features Throughout

Step inside to discover spacious rooms with high ceilings, beginning with a welcoming hallway that sets the tone for the rest of the home. The bay fronted lounge, featuring double doors, opens into a bright dining room which flows seamlessly into a newly fitted period style kitchen a true showstopper with a large island unit and breakfast bar. A handy utility room and ground floor w.c. complete the impressive downstairs layout. Upstairs, you'll find three well appointed bedrooms, including a stylish en-suite shower room and a stunning period style family bathroom.

### Charming Outdoor Spaces & Quality That Shines Through

Externally, the home boasts a delightful cottage style walled fore garden with a cobbled footpath, while the l-shaped rear garden is bright and private, framed by newly rendered walls and offering a rear access gate. This home has been finished to an exceptional standard and offers a rare blend of charm, space, and location. Early viewing is strongly recommended properties of this calibre are a rare find.

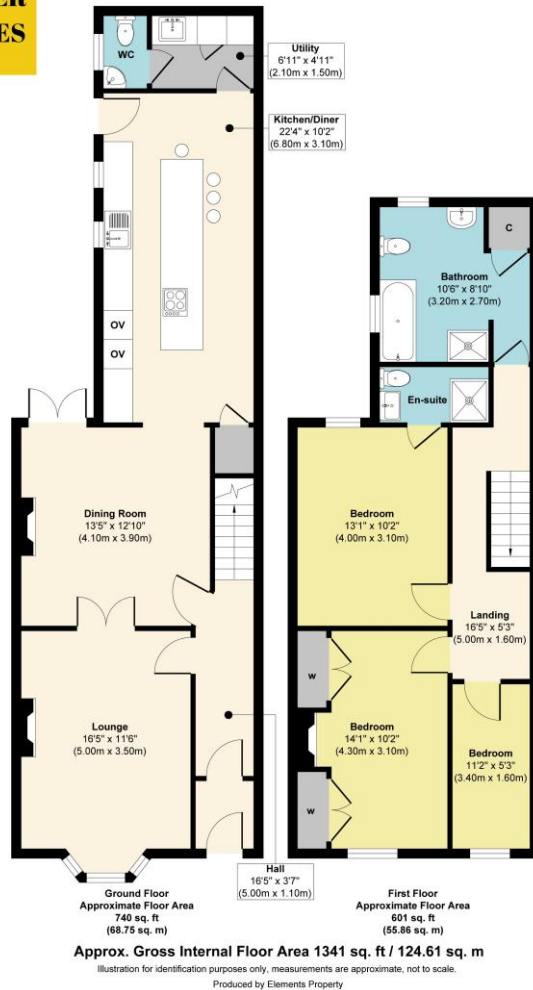






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### East Cliffe, Lytham St Annes



### General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick

Heating type: Gas Central Heating

Broadband: Standard download 6mbps, upload 0.7mbps, Superfast download 80mbps, upload 20mbps, Ultrafast download 1800 mbps, upload 220 mbps

Mobile Signal/Coverage: Vodafone 88%, EE 78%, O2 76%, 3 67%

Rights/Restrictions: Not Known

Flood Risk: Very Low

Existing Planning Permissions: Not Known

### Local Authority:

Fylde Borough Council

### Council Tax:

Tax Band C

### Tenure:

Freehold



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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