



Lytham
Estate Agents

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11 East Cliffe, Lytham, Lancs FY8 5DX

Guide Price
£290,000

Charming Mid-Terraced Cottage with Endless Potential – Prime Location near Lytham Town Centre and the Green, Offered with No Onward Chain!



Porch

Enter into a welcoming porch with hardwood flooring, a ceiling light fitting, and a glazed wood door that opens into the hallway.

Entrance Hall

The hallway features hardwood flooring, a ceiling light fitting, a radiator, and wall beading. A staircase leads to the first floor with storage underneath and access to the electric meter. Doors provide access to the dining room and lounge.

Lounge

The principal lounge features a front-facing UPVC window, a radiator, and a ceiling light fitting. Decorative wall beading and an original feature cast iron fireplace as the focal point.

Dining Room

The dining room boasts hardwood flooring, a rear-facing UPVC window, and a radiator. A picture rail adds a touch of character, while the original coal-burning stove with an open fire to the side, set on a tiled hearth, serves as a focal point.

Kitchen

The kitchen features hardwood flooring, side and rear-facing UPVC windows, and a side door providing access to the rear garden. It is fitted with a range of wall and base units, complemented by laminate work surfaces and tiled splashbacks. There is space for a freestanding washer, dryer, dishwasher, and fridge freezer. A ceiling light fitting illuminates the space, and a door leads to a storage room with fitted shelving.

First Floor Landing

The landing is accessed via a turned staircase and features a storage cupboard housing the combi boiler. A pendant light and doors leading to the following rooms.

Bedroom One

A generously proportioned double bedroom featuring two UPVC double-glazed windows to the front, a radiator, a pendant light, and a cast iron fireplace as a focal point.

Bedroom Two

A well-sized second bedroom with a rear-facing UPVC window, a pendant light, and a radiator.

Bathroom

A fully tiled bathroom featuring a three-piece suite and vinyl tile-effect flooring. The suite comprises a pedestal wash hand basin with sleek mixer taps, a WC with a button flush, and a panelled bath with a mixer tap and plumbed shower above. A rear-facing UPVC obscured window.

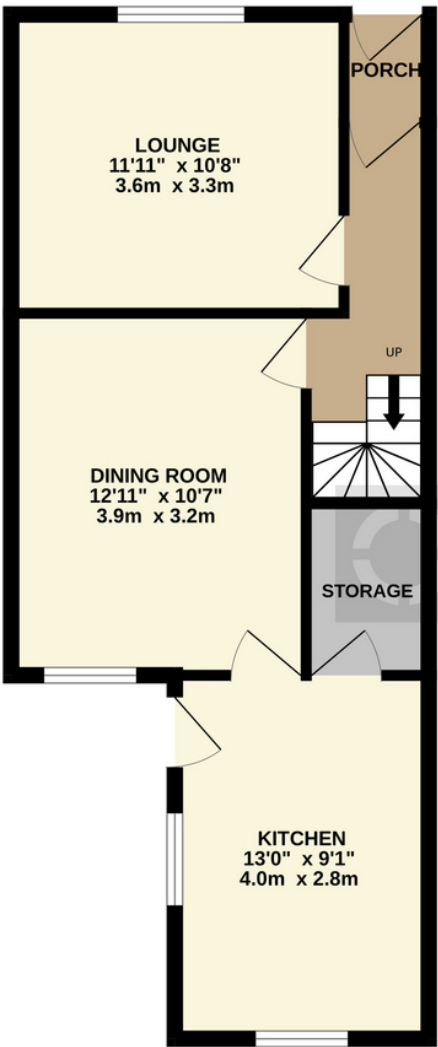
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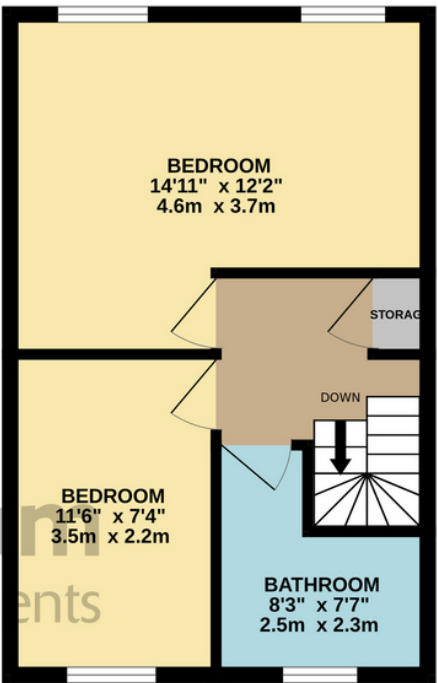


Floor Plans

GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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