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**41 Clifton Drive, Lytham, Lancashire FY8 1AL**

**£449,950**

*Beautifully Presented Three Bedroom Family Home in a Prime Lytham Location*



**Entrance Vestibule**

UPVC arched double doors to the front. Carpeted flooring and ceiling light. Obscure glazed leaded door and surrounding windows lead to:

**Entrance Hall**

Staircase leading to the first floor. UPVC double glazed leaded obscure window to the side. Carpeted flooring, ceiling light and radiator. Doors leading to the following rooms:

**WC**

Two piece white suite, comprising: corner wall mounted wash hand basin with twin chrome taps; and WC with handle flush. Laminate flooring, extractor fan, ceiling light and tiled splash back.

**Lounge**

UPVC double glazed leaded windows to the front. Recess for fire (currently shelved), ceiling light, carpeted flooring and radiator.

**Sitting/Dining Room**

UPVC double glazed leaded window to the rear. Laminate flooring, radiator, ceiling light and fitted desk. Archway leading to:

**Kitchen**

UPVC double glazed leaded window to the side. Range of fitted wall and base units incorporating laminate work surfaces and inset 1 ½ bowl sink and drainer with chrome mixer tap. Integrated appliances include: Neff oven, Neff four ring gas hob with Blanco illuminated extractor above, AEG microwave, Neff fridge freezer and Neff dishwasher. Tiled splash backs, laminate flooring and ceiling light. Obscure glazed door to:

**Conservatory**

UPVC double glazed windows to both sides and French doors to the rear. Wood panelled ceiling, ceiling fan with light, carpeted flooring, radiator and fitted wall and base units with laminate work surface, housing Glow.worm boiler.

**First Floor Landing**

UPVC double glazed obscure leaded window to the side. Aforementioned staircase from the ground floor. Carpeted flooring, ceiling light and loft hatch. Doors leading to the following rooms:

**Master Bedroom**

UPVC double glazed leaded bay window to the front. Range of fitted wardrobes, carpeted flooring, ceiling light and radiator.

**Bedroom Two**

UPVC double glazed leaded window to the rear. Range of fitted wardrobes, carpeted flooring, ceiling light and radiator.

**Bedroom Three**

UPVC double glazed leaded window to the front. Carpeted flooring, ceiling light, fitted shelving and radiator.

**Family Bathroom**

UPVC double glazed leaded obscure windows to the rear. Two piece white suite, comprising: P-shaped panelled bath with glass shower screen, wall mounted chrome controls and handheld shower attachment on riser rail; vanity unit with inset wash hand basin and chrome mixer tap. Tiled walls and flooring, chrome ladder style towel radiator, spot lighting, extractor fan, wall mounted illuminated mirror and large built-in linen cupboard.

**Separate WC**

UPVC double glazed obscure leaded window to the side. Tiled flooring, part tiled walls, spot lighting and WC with push button flush.

**Garage 3.85m x 5.60m**

UPVC double glazed windows and door to the side. Up and over garage door to the front. Power, strip lighting, plumbed for washing machine and space for tumble dryer. WC. Range of fitted storage cupboards/units.

**External**

To the front, the property is approached via a large driveway with off road parking for multiple vehicles and leading to the garage at the rear. An attractive lawned garden features a variety of bordering plants, trees and shrubbery, with small rockery area.

To the rear, the garden is mostly laid to lawn, with pebbled planted borders, and a patio area ideal for relaxing or entertaining. External lighting.

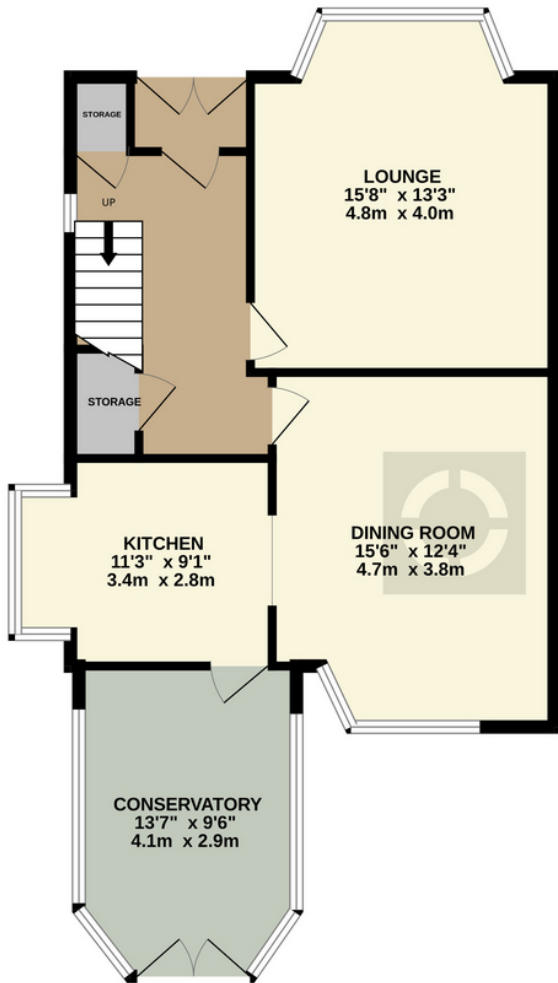
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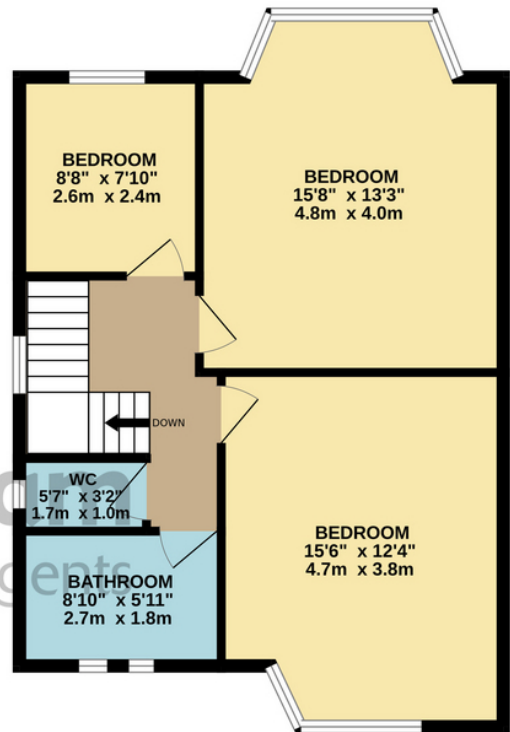


# Floor Plans

GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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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