



**Lytham**  
Estate Agents

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**9 Clifton Court, Lytham, Lancashire FY8 5FA**

**Offers Over  
£200,000**

*Well-Presented Mid Mews House Within Walking Distance of Lytham Centre & Green,  
Offering Spacious Accommodation, Off-Road Parking, and Garage*



**Lounge**

The spacious lounge features a front-facing double-glazed window, carpeted flooring, and a radiator. An electric fire with a decorative wood mantle creates a focal point, complemented by wall-mounted lights. There's also a door to under-stair storage and an archway leading into the dining room.

**Dining Room**

Double-glazed sliding doors, complete with fitted blinds, opening into the rear garden. Tiled flooring and a pendant light complete the space, with an archway leading into the kitchen.

**Kitchen**

The kitchen is fitted with a range of wall and base units, finished with laminate work surfaces and tile splashback. Appliances include a fan oven, electric hob with an extractor fan above, and space for a fridge, freezer, and washer. There's a wall-mounted Main combi boiler. Tiled flooring and ceiling downlighting complete the space.

**Bedroom One**

A spacious bedroom with laminate flooring, two front-facing double-glazed windows, a pendant light, and a radiator. There's plenty of space for freestanding bedroom furniture, and a door leads to the en-suite.

**Ensuite**

Features tiled flooring and half-tiled walls. The three-piece suite includes a WC with a handle flush, a step-in shower cubicle with a plumbed mixer shower, and a pedestal wash basin with twin taps. Ceiling light and an extractor fan.

**Bedroom Two**

Another well-sized bedroom with laminate flooring, a rear-facing double-glazed window, a ceiling light, and a radiator. A door leads to the en-suite.

**Ensuite**

Features tiled flooring and walls, with a three-piece suite comprising a WC with a handle flush, a step-in shower cubicle with a plumbed mixer shower, and a pedestal wash basin with twin taps. A rear-facing double-glazed window, ceiling light, and extractor fan complete the space.

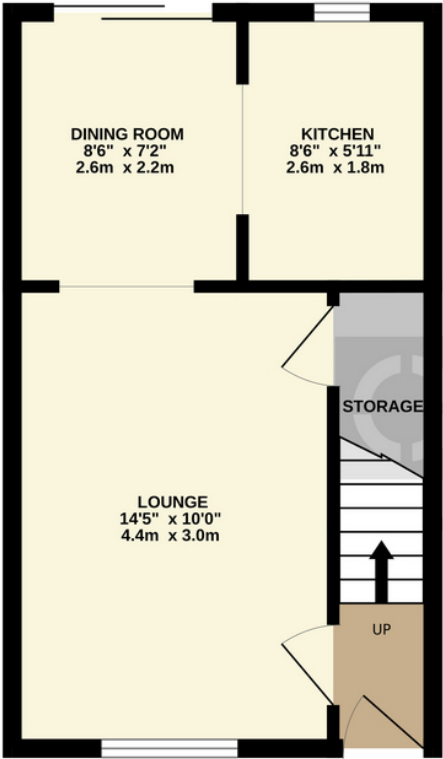
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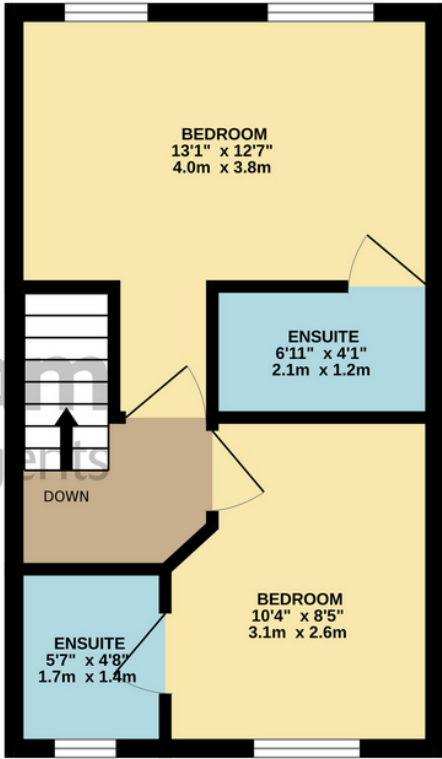


# Floor Plans

GROUND FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 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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