

Road Map



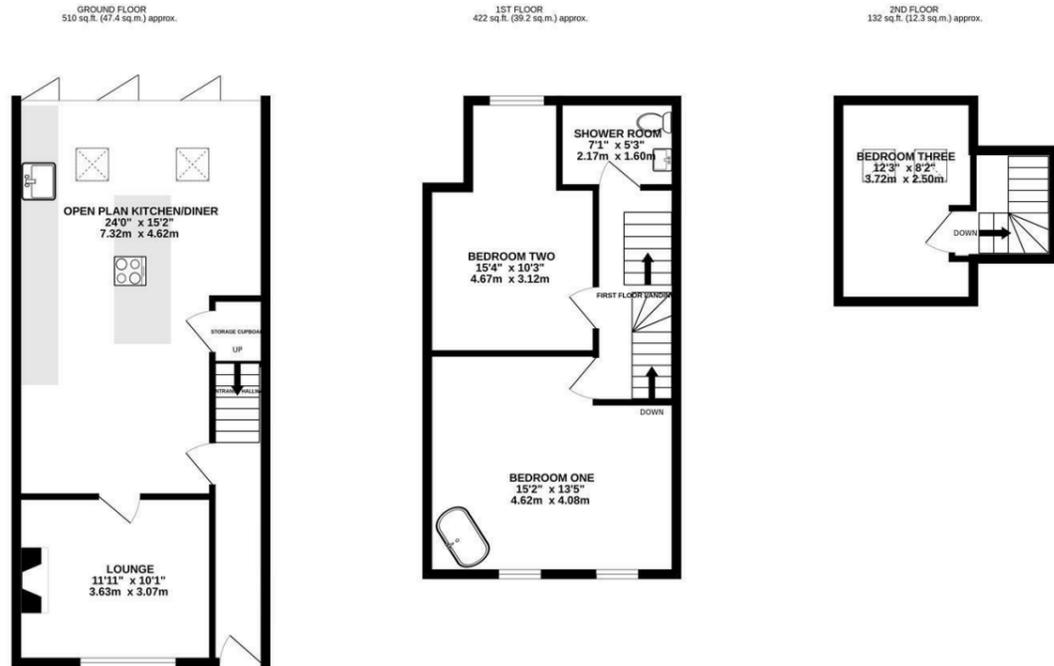
Hybrid Map



Terrain Map



Floor Plan



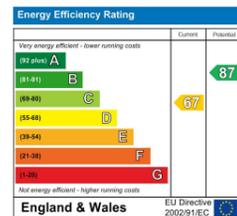
TOTAL FLOOR AREA: 1064 sq.ft. (98.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



20 East Cliffe
, Lytham St. Annes, FY8 5DX

Offers In The Region Of £410,000 3 2 2 D



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Entrance Hallway

Wood door to front providing access into ground floor hallway from front garden. Contrasting black and white floor tiles. Stairs to front with carpet runner providing access to first floor landing. Under floor heating. Internal door leading into open plan kitchen/diner

Open Plan Kitchen/Diner

24'0" x 15'1" (at widest)
Full width powder coated aluminium bi-folding doors to the rear, opening to the rear garden. Velux skylight windows. Range of fitted wall and base units with matching island, breakfast bar, quartz work surfaces and under mount Belfast sink with Insinkerator instant boiling mixer tap. Range of integrated appliances including: fridge freezer, AEG dishwasher, Bosch double oven/grill, Bosch induction hob and Bosch wine cooler. Space and plumbing within cupboard for washing machine. Pull-out larder cupboard. Under stairs storage/utility cupboard housing consumer unit and space for condensing tumble dryer. Underfloor heating throughout. Spot lights and hanging light above dining area.

Lounge

11'10" x 10'0"
UPVC double glazed sash window to the front. Electric 50 inch media wall fire with inset mounted TV above. Carpet, spot light and central hanging light. Under floor heating.

First Floor Landing

Split level landing with staircase leading from ground floor entrance hallway and staircase leading up to second floor bedroom. Ceiling spot lights. Carpeted floors and access to all first floor rooms.

Bedroom One With Open En-Suite

15'1" x 13'3"
UPVC double glazed sash windows to the front. Free standing copper effect roll top bath with floor standing mixer tap and handheld shower. Tiled flooring beneath bath. Carpet, ceiling spot lights and radiator.

Bedroom Two

15'3" x 10'2" (at widest points)
UPVC double glazed sash window to the rear. Loft access. Ceiling spot lights, carpeted flooring and radiator.

Shower Room

7'1" x 5'2"
UPVC double glazed sash window with opaque glass to rear. Velux skylight above shower. Three piece bathroom suite comprising: walk-in shower area with glass partition, wall mounted controls, handheld shower attachment and overhead rainfall shower; vanity unit with inset wash hand basin and mixer tap; and WC with concealed cistern and push button flush. Tiled wall and floors. Ceiling lights and radiator.

Second Floor Landing

Carpeted stair case. Velux skylight and ceiling spot lights.

Bedroom Three

12'2" x 8'2" (reduced head height)
Velux skylight windows to rear. Carpeted floors, ceiling spot lights and radiator. Eaves storage. Pitched roof.

Front Exterior

Spacious stone chipped front garden with paved pathway leading to front door.

Rear Exterior

Landscaped West facing rear garden with paved patio leading out from open plan kitchen/diner, central lawn and decked seating area.

Gated access to rear alleyway

Further Details

Tenure - Leasehold

The site of the property is held Leasehold for

the residue of a term of 999 years with an annual Ground Rent of approximately £1.10. Council Tax Band - C - Fylde Borough Council EPC Rating - D

*Property has been extended and renovated to an exceptional standard throughout.

*All building works have been signed off by building control.

