



12 Clive Avenue, Lytham St. Annes

Lytham St. Annes

Offers Over **£300,000**

12 Clive Avenue

Lytham St. Annes, Lytham St. Annes

This extended and well-presented semi-detached house represents a fantastic opportunity for those seeking a modern and spacious family home. Set in a popular residential location, this property boasts both comfort and convenience. Upon entering, you are greeted by a welcoming entrance hall that leads to a bright and airy lounge, perfect for relaxing or entertaining guests. The dining room, open plan to the fitted kitchen complete with built-in appliances, provides a seamless flow for social gatherings and family meals. An added bonus, the ground floor features an en-suite bedroom, offering flexibility and convenience for guests or family members.

Ascending the stairs, you will find three additional bedrooms, each offering ample space and natural light. The bathroom and separate WC cater to the needs of busy households, promoting functionality and practicality. Throughout the property, the benefits of gas central heating and uPVC double glazing ensure warmth and energy efficiency year-round.

The exterior features off-road parking, a valuable asset in this sought-after area. A unique feature of this property is its extensive rear garden, providing a tranquil outdoor haven for relaxation and activities. An outdoor seating area enhances the garden's appeal, offering a space to enjoy the fresh air and sunshine.

This property is ideally situated in a popular residential location, with local amenities, schools, and transport links in close proximity. Whether you're a family looking for a new home, investors seeking a promising opportunity, or anyone in between, viewing this property is essential to truly appreciate its potential. Do not miss the chance to make this property your own and experience all it has to offer. Contact us today to schedule a viewing and take the first step towards securing your dream home.

Council Tax band: C

Tenure: Leasehold

- Extended and Well Presented Semi Detached House with Off Road Parking and Extensive Rear Garden
- Entrance Hall, Lounge, Dining Room open plan to Fitted Kitchen with built-in appliances, GF En-Suite Bedroom 4





Hallway

14' 5" x 3' 5" (4.40m x 1.03m)

Lounge

11' 0" x 11' 11" (3.36m x 3.64m)

Dining Kitchen

11' 6" x 18' 6" (3.50m x 5.65m)

Bedroom 4

15' 11" x 6' 5" (4.85m x 1.96m)

En-suite

5' 5" x 6' 8" (1.66m x 2.02m)

Landing

10' 6" x 2' 6" (3.19m x 0.77m)

Bedroom 1

13' 6" x 10' 0" (4.11m x 3.04m)

Bedroom 2

11' 7" x 10' 9" (3.54m x 3.27m)

Bedroom 3

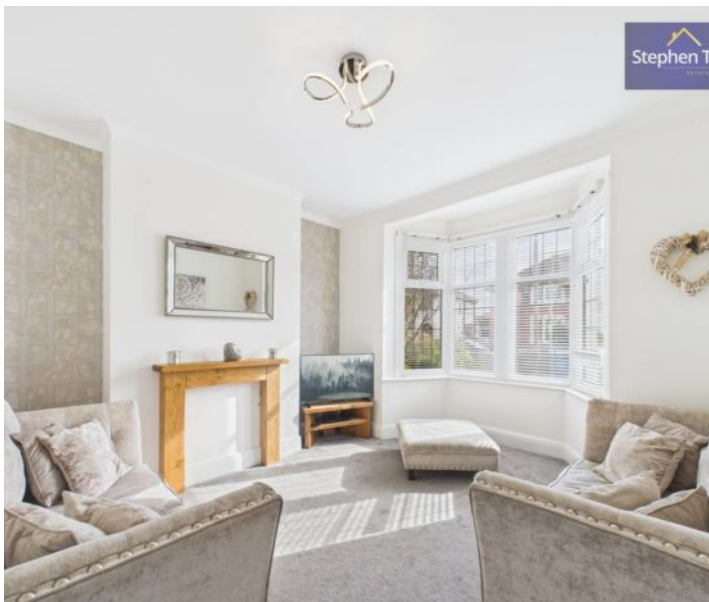
7' 3" x 6' 11" (2.21m x 2.11m)

Bathroom

5' 11" x 7' 3" (1.80m x 2.22m)

WC

2' 8" x 4' 5" (0.81m x 1.35m)





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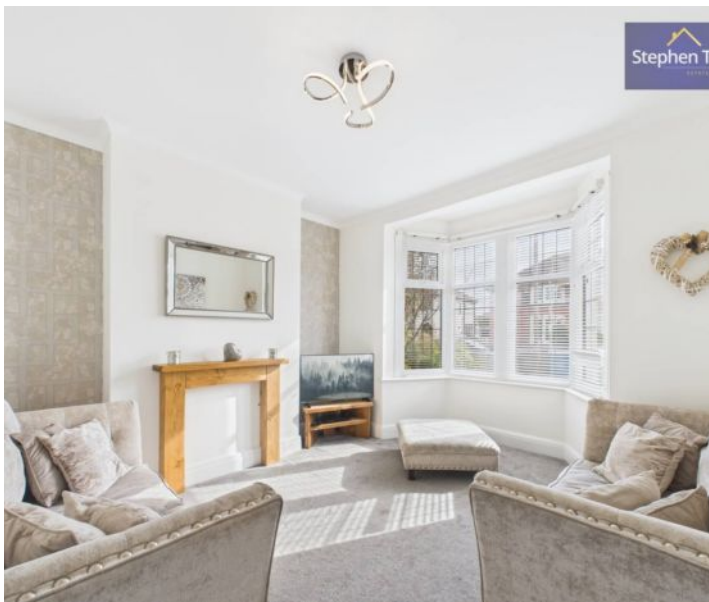
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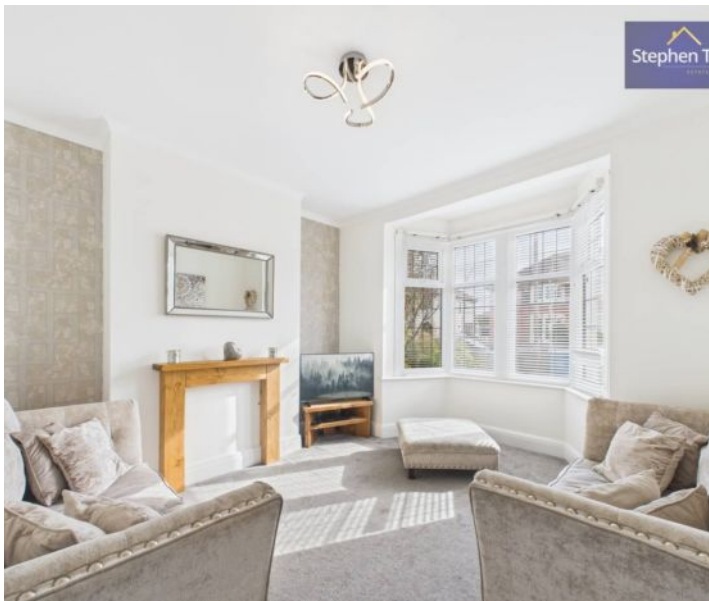


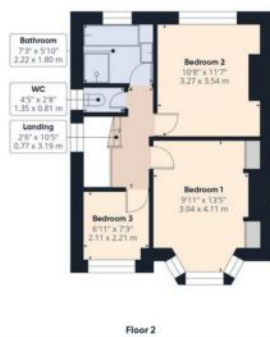
FRONT GARDEN

REAR GARDEN

OFF STREET

2 Parking Spaces





Approximate total area⁽¹⁾
966 ft²
89.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFL360



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