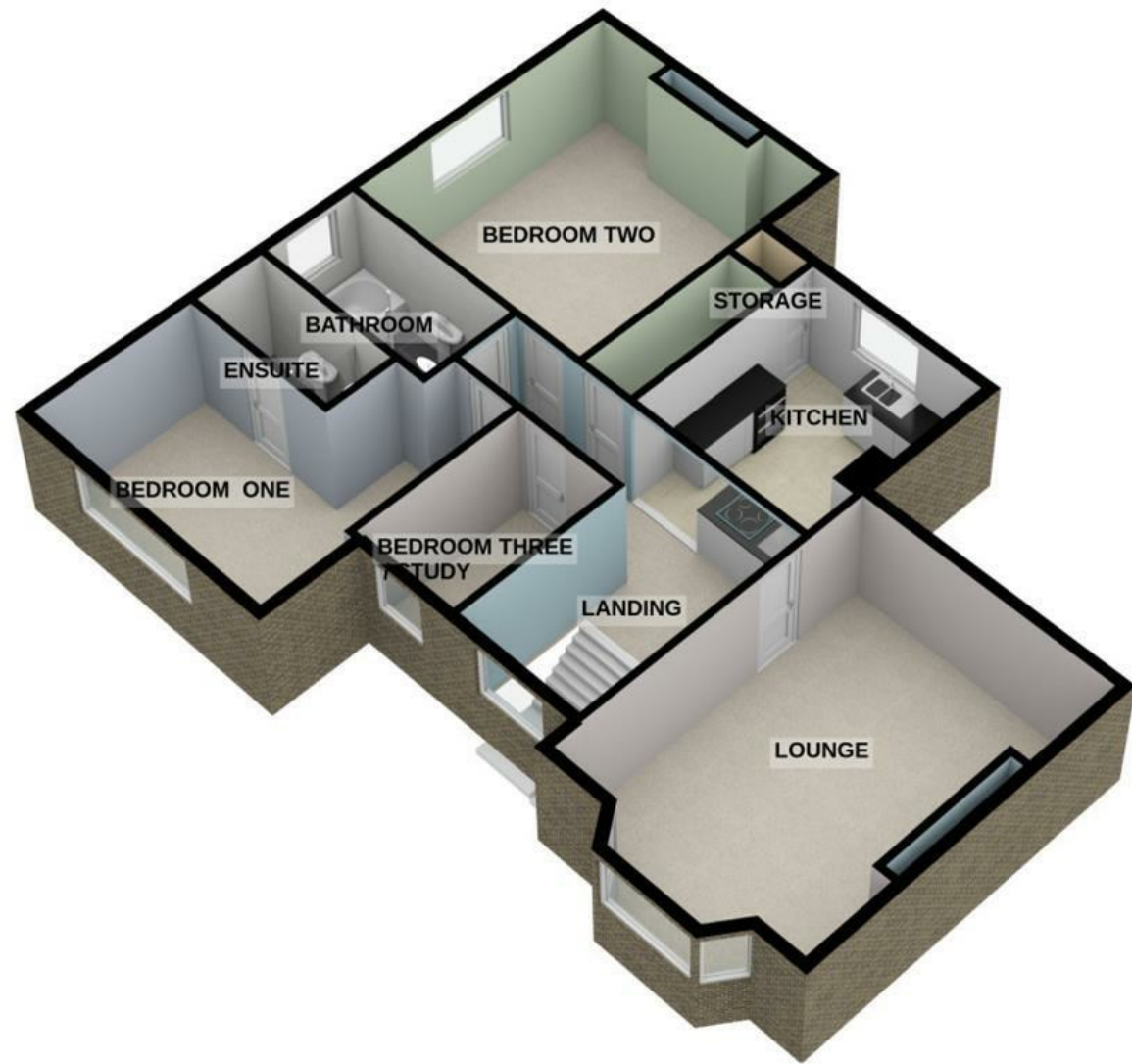


102.3 sq.m. (1101 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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**CLIFTON DRIVE SOUTH, LYTHAM ST. ANNES
FY8 1HU**

ASKING PRICE £140,000

- LARGE & CHARACTERFUL SECOND FLOOR FLAT - WITHIN IMPOSING PERIOD BUILDING IN HIGHLY SOUGHT AFTER LOCATION
- TWO LARGE DOUBLE BEDROOMS (ONE WITH EN SUITE) - GORGEOUS BATHROOM - THIRD BEDROOM/STUDY
- OPEN VIEWS TO FRONT - LARGE LOUNGE - CONTEMPORARY KITCHEN - OFF ROAD PARKING TO REAR - NO CHAIN
- IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE - SOLD VIA 'SECURE SALE'



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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Communal Entrance

External door leading into a spacious entrance porch with original mosaic tiled flooring. Stairs leading to first floor, door to;

Flat 3

Wooden staircase with multi coloured feature lighting. This then leads to the second floor with UPVC double glazed window to the front, wood effect laminate flooring, radiator, loft access and telephone point. The staircase is open to the second floor landing.

Kitchen

16" x 9'6

UPVC double glazed window to rear, range of high gloss wall and base units with Quartz work surfaces, tiled to splash backs, under unit lighting, integrated appliances include; one and half bowl sink and drainer, 'Neff' microwave/oven, 'Neff' microwave/grill, fridge, freezer, 'Neff' 4 ring induction hob with overhead illuminated extractor, 'Neff' gas ring, dishwasher, drinks fridge, breakfast bar with overhead multi coloured feature lighting, laminate tiled flooring, pull out larder.

Lounge

22'7 x 12'8

Bright and spacious lounge with large UPVC double glazed window to front, vaulted ceiling, built in shelving, wood effect laminate flooring, wall lights, TV point, radiator.

Bedroom One

14'6 x 9'

Vaulted ceiling and four UPVC double glazed windows to the front, radiator.

En Suite

8'9 x 3'5

Three piece contemporary white suite comprising of vanity wash hand basin, shower and WC, feature glass bricks within wall to allow natural light, wall mounted illuminated mirror, tiled walls and floor, wall mounted heated towel rail, extractor fan.

The en-suite also has heated flooring.

Bathroom

UPVC double glazed opaque window to side, four piece white contemporary suite comprising of elevated bath with shower attachment and bathroom TV, vanity wash hand basin, shower cubicle and WC, part tiled walls, tiled floor, wall mounted chrome heated towel rail, extractor fan.

Bedroom Two

14'8 x 14'2

Vaulted ceiling and UPVC double glazed window to the side, good range of fitted wardrobes, plumbed for washing machine which is concealed within bedroom furniture, radiator.



Bedroom Three/Study

9' x 5'11

Vaulted ceiling and UPVC double glazed window to the front, radiator.

Outside

Large, private landscaped southerly facing front garden with shrub borders and Indian stone patio shared by the three flats. There is off road parking for one car at the rear of the property.

Other Details

The property was completely re-roofed in 2018

There is rear access via a door leading off the landing.

The loft has been boarded, insulated and there is a pull down ladder.

Tax Band - C (£1,943.60 per annum)

Maintenance Charges - £75.00 per month

**Flat 3 has a share of the Freehold so there is no ground rent payable.

Auctioneer comments:

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal



documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	71
England & Wales	EU Directive 2002/91/EC	