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CLIVE AVENUE, LYTHAM ST. ANNES  
FY8 2RU

£349,999

- SPACIOUS DETACHED DORMER BUNGALOW SITUATED IN A QUIET RESIDENTIAL LOCATION - CLOSE TO LOCAL SHOPS & ST ANNES GOLF COURSE
- LARGE SOUTH FACING PRIVATE REAR GARDEN - GARAGE AND DRIVEWAY WITH SPACE FOR THREE/FOUR VEHICLES
- LOUNGE - DINING ROOM/SUMMER ROOM - DINING KITCHEN - FOUR BEDROOMS - BATHROOM
- ENERGY RATING TBC







#### Entrance

UPVC double glazed door with opaque leaded glass insert and opaque inserts to either side leads into:

#### Porch

Tiled floor, wooden door with opaque glass inserts leads into:

#### Hallway

Cupboard housing consumer unit, gas and electric meters, built in storage cupboards, double radiator, stairs leading to first floor dormer, doors lead to the following rooms:

#### Lounge

18'11 x 12'0  
Two UPVC double glazed windows to the side, wooden glass paneled door which leads into the dining room, television and telephone points, double radiator, fire place with wooden surround, marble effect backdrop and hearth housing living flame gas fire.

#### Kitchen/Dining Room

18'0 x 9'09  
UPVC double glazed windows to the rear and side, UPVC double glazed door with opaque glass insert to the side, selection of wall and base units with laminate work surfaces, stainless steel sink with drainer, storage cupboard housing immersion tank/heating system, plumbed for washing machine, space for oven, under unit fridge and freezer, tiled to splash backs, double radiator, space for dining table and chairs, vinyl flooring.

#### Dining Room/Sun Room

12'03 x 7'01  
UPVC double glazed patio door leading out to the garden, double radiator, laminate flooring, doors lead into the kitchen and lounge.



#### Bedroom One

12'0 x 9'10  
UPVC double glazed bay window with leaded glass to the front, two double radiators, fitted wardrobes and drawers.

#### Bedroom Two

13'04 x 9'11  
UPVC double glazed window with leaded glass to the front, two radiators.

#### Bedroom Three

8'06 x 7'04  
UPVC double glazed window to the side, double radiator, telephone point.

#### Bathroom

7'11 x 5'07  
Two UPVC double glazed opaque windows to the side, three piece white suite comprising of: WC, pedestal wash hand basin and bath with glass concertina shower screen and electric shower, fully tiled walls and floor, composite plastic ceiling, wall mounted heated towel rail.

#### Stairs and Landing

Coloured opaque window, UPVC double glazed window to the side, stairs lead up to the dormer bedroom.

#### Bedroom Four

19'08 x 10'05 to the widest point  
Three UPVC double glazed windows, double radiator, five under eaves storage spaces.

#### Outside

The front of the property has a tarmac driveway leading to the garage and is laid with gravel with surrounding shrubs and plants. There is a secure gate to the side.

The very large south facing sunny and private rear



garden has been laid to lawn with well established shrubs and plants plus a shed. There is ample space to have a patio laid which would provide the perfect place for alfresco dining.

#### Garage

Single brick built garage with wooden double doors, power and lighting.

#### Other Details

Tenure: Leasehold  
Ground Rent: £10.50 per annum  
Council Tax Band D (£2,299.59 per annum)  
Energy Rating TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		43	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	