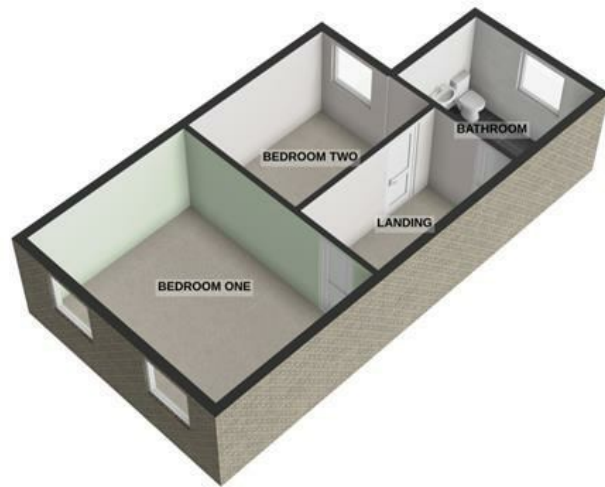


GROUND FLOOR
48.4 sq.m. (521 sq.ft.) approx.



FIRST FLOOR
37.9 sq.m. (408 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. Made with Metropix © 2024

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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**NORTH CLIFTON STREET, LYTHAM ST. ANNES
FY8 5HR**

£265,000

- GORGEOUS, EXTENDED TWO BEDROOM END TERRACE HOUSE IN THE HEART OF LYTHAM
- CLOSE TO SHOPS, RESTAURANTS, LYTHAM GREEN AND LOWTHER GARDENS
- DINING ROOM - KITCHEN - DOWNSTAIRS WC / UTILITY
- BATHROOM - SOUTH FACING REAR COURTYARD GARDEN





Entrance

Solid wood entrance door leads into;

Hallway

Radiator, stairs leading to the first floor, original door leads into;

Lounge

11' x 11

UPVC double glazed window to front, radiator, television and telephone points, original coving and skirting boards, wall mounted living flame effect gas fire, two wall lights, low level cupboard housing meters, archway leads into;

Dining Room

11'4 x 11'3

UPVC double glazed French doors leading out into the courtyard, original built in dresser with cupboards and drawers, radiator, original skirting boards.

Under Stairs Storage Cupboard

Large cupboard with light and shelving.

Kitchen

14'3 x 8'1

UPVC double glazed window to side, tiled flooring, good range of wall and base units with laminate work surfaces and illuminated display cupboards, under unit lighting, tiled to splash backs, plumbed for washing machine, integrated appliances include; stainless steel one and a half sink and drainer, five ring gas hob with overhead illuminated extractor, oven/grill, fridge, freezer, dishwasher, Velux skylight, recessed spotlights.

Downstairs WC

8'2 x 2'11

Two piece white suite comprising of wash hand basin and WC, tiled flooring, Velux skylight, extractor fan, space for tumble dryer, laminate worksurface, boiler.



First Floor Landing

Accessed via aforementioned staircase, beautiful feature skylight, loft access with pull down ladder, original doors lead to the following rooms;

Bathroom

8'5 x 6'8

UPVC double glazed opaque window to rear, three piece white suite comprising of; bath with overhead shower and glass screen, pedestal wash hand basin, and WC, shaver socket, radiator, tiled to splash backs, wood effect laminate flooring, recessed spotlights, further loft access hatch.

Bedroom Two

11'4 x 7'7

UPVC double glazed window to rear, radiator, built in wardrobe, drawers and cupboards.

Bedroom One

13'3 x 10'11

Two UPVC double glazed windows to front, radiator, built in wardrobes, television point, radiator.

Outside

To the rear of the property the patio garden benefits from a Southerly facing aspect and has been Indian stone paved for ease of maintenance. There is a wooden gate providing access to a rear service pathway, outside water point, outside light.

Other Details

Tenure - Leasehold - residue of 998 years

Ground rent: £2.00 per annum

Tax Band - B (£1,759.77 per annum)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	