



CLIFTON LODGE, LYTHAM ST. ANNES
FY8 1NT

£760 PER MONTH

- LARGE FIRST FLOOR PURPOSE BUILT APARTMENT WITH PRIVATE ENTRANCE
- VERY CLOSE TO THE SEAFRONT AND JUST A SHORT WALK TO ST. ANNES SQUARE
- SPACIOUS LOUNGE WITH DINING AREA - KITCHEN - TWO DOUBLE BEDROOMS - BATHROOM - GARAGE



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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Entrance

Solid timber front entrance door with opaque glass insert leads into;

Stairwell

Stairs to first floor, cupboard housing meters.

First Floor Landing

Door with large opaque glass insert leads into;

Lounge

17'11" x 17'9"

Spacious living room, double glazed rectangular walk-in bay window with sea view, skirting boards and coving, tiled fireplace backdrop and hearth housing electric fire, TV and telephone points, two radiators, space for dining table and chairs, doors lead into:

Kitchen

11'9" x 8'6"

Laminate floor throughout, large double glazed window to rear elevation allowing plenty of natural light, good range of wall and base units with laminate work surfaces, tiled to splashbacks, integrated appliances include: washer/dryer, dishwasher, four ring gas hob with electric oven/grill, overhead illuminated extractor fan, space for fridge freezer, combination boiler, spotlights.

Inner Hallway

Doors lead into;

Bathroom

8'6 x 5'6"

Laminate floor throughout, double glazed opaque window to rear elevation, three piece white suite comprising of: bath with overhead shower, pedestal wash hand basin, WC, fully tiled walls, radiator, two store cupboards.

Bedroom Two

11'7" x 11'0"

Large double glazed window to rear elevation allowing plenty of natural light, skirting boards and coving, radiator, spotlights.

Bedroom One

15'0 x 10'11

Double glazed window to front elevation, skirting boards and coving, radiator.

Garage

Single garage with up and over door, power and light.

Other Details

Council Tax Band - C (£2,145.13 per annum)

Energy Rating: D

