GROUND FLOOR
180.9 sq.m. (1947 sq.ft.) approx.



FIRST FLOOR
22.9 sq.m. (247 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 © 2025

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.

The Propert Ombudsman

7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countyestateagentsltd.com

COUNTY
Estate Agents
St. Annes 01253 711511



CLIFTON DRIVE, LYTHAM ST. ANNES FY8 1AS

ASKING PRICE £730,000

- PART EX FOR SMALLER PROPERTY WILL BE CONSIDERED - NO CHAIN - DETACHED DORMER BUNGALOW ON A SUBSTANTIAL PLOT IN HIGHLY SOUGHT AFTER LOCATION
- A STONE'S THROW AWAY FROM FAIRHAVEN LAKE & THE SEAFRONT - 3 DOUBLE BEDROOMS (EN SUITE TO PRINCIPLE) - OFFICE ROOM - DOWNSTAIRS WC
- SPACIOUS OPEN PLAN LIVING / DINING KITCHEN - SEPARATE DINING ROOM/STUDY - FAMILY BATHROOM
- TWO CONSERVATORIES - LARGE FRONT GARDEN & DRIVEWAY - ACCESSED VIA ELECTRIC GATES - LARGE SOUTH FACING REAR GARDEN - GARAGE

3 2 2 5 0





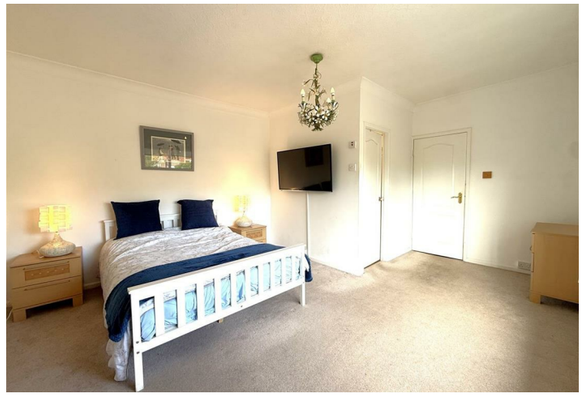




www.countyestateagentsltd.com









Entrance
Entrance gained via UPVC double glazed door leading into;

Entrance Vestibule
Large UPVC double glazed windows to the front and side, tiled flooring, cupboard housing the gas meter, door with opaque glass insert leading into;

Hallway
Radiator, cupboard housing the fuse box, electric meter and alarm panel which also provides plentiful storage space, decorative coving, picture, skirting boards, stairs leading up to the first floor landing.

Bedroom One
16'11 x 12'10 at widest point
Large UPVC double glazed window to the front, large radiator, coving, door leading into;

En-Suite Shower Room
6' x 5'2
Three piece white suite comprising of; overhead mains powered shower in curved cubicle, vanity wash hand basin and WC, part tiled walls, extractor fan, wall mounted mirror with light fittings attached and further light above.

Bedroom Three
12'3 x 11'9
UPVC double glazed sliding door to the front, fitted mirror fronted wardrobe.

Family Bathroom
12'3 x 8'5
Large UPVC double glazed window to the side, four piece suite comprising of roll top bath with telephone style attachment, vanity unit with two round counter top 'Jacuzzi' basins with shelf and overhead illuminated mirrors, WC and bidet, tiled flooring, recessed spotlights.

Dining Lounge
21'4 x 12'
UPVC sliding door to the side providing access to the rear garden, UPVC sliding door leading into the principal conservatory, three brand new wall mounted vintage-style radiators, stone fireplace housing gas fire, space for dining table and chairs, engineered wood flooring, coving, skirting boards.

Conservatory One
15'3 x 12'9
UPVC double glazed windows to the side and rear, UPVC double glazed door leading out to the garden, two floor mounted squat radiators, television point, engineered wood flooring, plentiful room for furniture.

Breakfast Kitchen/Living Area
23'1 x 16'4
UPVC double glazed bi-folding door leading out to the garden, space for small table and chairs, engineered wood flooring, good range of illuminated wall and base units, part wooden work surfaces, tiled to Italian splash backs, 'Michael Bond' one and a half bowl sink and drainer with marble splash back, 'Michael Bond' breakfast island with marble work surface and wooden surround, space for seating and storage space beneath, space for a range cooker, illuminated extractor hood, integrated appliances include; 'Hotpoint' electric oven, two under counter fridges and under counter freezer, plumbed for washing machine, plumbed for a dishwasher, brand new radiator, recessed spotlights, steps down into conservatory two, set of doors leading into;

Dining Room/Study
14'8 x 9'2
UPVC double glazed window to the side, roof lantern, radiator, space for dining table and chairs, skirting boards, coving, set doors leading into the principal conservatory, doors and steps lead into:

Office Room
16'1 x 8'4
UPVC double glazed sliding door to the front, large UPVC double glazed window to the side, radiator, cupboard housing newly installed 'Baxi' combi boiler which also provides storage space,, wood effect laminate flooring, recessed spotlights, door leading into:

Downstairs WC
4'4 x 2'7
Two piece white suite comprising of WC and vanity wash hand basin, tiled to splash back, wall mounted heated towel rail, wood effect laminate flooring, extractor fan, recessed spotlight.

Conservatory Two
18'6 x 10'10
Set of UPVC double glazed doors leading out to the rear garden, UPVC double glazed windows to the side and rear, electric roof window, two radiators, plentiful room for furniture, 'Fired Earth' tiled flooring.

First Floor Landing
Single wood panel which provides access to an abundance of space which could be used to create a further bedroom with an en-suite bathroom or shower room, skirting boards, door leading into;

Bedroom Two
15'3 into the eaves x 12'4
Two large velux windows to the rear, plentiful storage space in the eaves at both sides of the room.

Outside
Large tarmacked driveway to the front with space for several cars, large laid to lawn area bordered by shrubs, bushes and established trees. The generously sized south facing private rear garden is positioned perfectly for relaxing in the sun throughout the day, entertaining guests and outdoor dining, large laid to lawn area with feature water fountain bordered by shrubs and established trees. Immediately to the rear is a paved area which is ideal for outdoor furniture. There is a gate to the rear which leads on to St Paul's Walk providing a quicker route to Fairhaven Lake.

Other Details
Tenure: Leasehold
Number of years left on the lease: 999
Ground Rent: £22.50 per annum.
Council Tax Band: F

**** Nearly all the double glazing is new and installed in the past five years. ****

