



SOUTH CLIFTON STREET, LYTHAM ST. ANNES ASKING PRICE £290,000
FY8 5HG

- DELIGHTFUL MID TERRACED PERIOD COTTAGE TUCKED AWAY IN THE HEART OF LYTHAM
- LOUNGE - DINING KITCHEN - BATHROOM - TWO DOUBLE BEDROOMS
- JUST A SHORT STROLL TO SHOPS, RESTAURANTS AND LYTHAM GREEN
- SOUTH FACING REAR COURTYARD GARDEN WITH TWO EXTERNAL STORE ROOMS



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.



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





Entrance
Solid wood entrance door leads into;

Hallway
Stairs lead to the first floor, radiator, meter cupboard, solid wood door leads into;

Lounge
18' x 11'4
Wooden double glazed sash window to front with fitted roller blind, original cast iron fireplace, radiator, telephone point, television point, solid wood door leads into;

Dining Kitchen
13'4 x 10'9
UPVC double glazed patio doors lead out into rear garden, window to side with fitted blind, range of wall and base units with granite work surfaces and matching splash back, integrated appliances include stainless steel sink with mixer tap and drainer set into the work surface, four ring electric hob with overhead illuminated extractor, oven/grill, fridge, washer/dryer, slimline dishwasher, cupboard housing boiler, radiator, space for table and chairs, tiled flooring, recessed spotlights.

Under Stairs Cupboard
6'5 x 2'11
Good size cupboard with light and shelving.

First Floor Landing
Velux window to rear, access hatch to partially boarded loft with folding ladder and light, telephone point, solid wood doors lead to the following rooms;

Bedroom Two
13'9 x 10'7
Wooden double glazed window to rear, radiator, original cast iron fireplace, loft access.



Bedroom One
18'11 x 8'6
Wooden double glazed window to front, radiator, original cast iron fireplace.

Bathroom
8'2 x 6'4
Wooden double glazed opaque window to front with fitted blind, three piece suite comprising of; bath with overhead waterfall shower, vanity wash hand basin and WC, wall mounted heated towel rail, tiled floor, tiled walls, recessed spotlights, extractor fan.

Outside
The south facing rear garden is paved with wooden personal gate leading to the access passageway at the rear providing access to Bannister Street.

There are two external store rooms;
Store Room One - 6'11" x 3'1" (2.11m x 0.94m)
Store Room Two - 5'1" x 3'0" (1.55m x 0.91m)

Other Details
Council Tax Band - To be confirmed
Tenure - Freehold
EPC Rating - to be confirmed.



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			
England & Wales		EU Directive 2002/91/EC	