



| 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 | | | |

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186 Clifton Drive South, Lytham St. Annes FY8 1HQ

- Prime location within walking distance of AKS School, the beach, St Annes Square, Royal Lytham Golf Club & Ansdell
- Beautifully refurbished with original period features retained
- Four reception rooms offering flexible family living space
- Stunning open-plan dining kitchen with garden room
- Four double bedrooms, two with en-suite shower rooms
- South-facing private rear garden, off-street parking for multiple cars & garden room

£799,950
 Leasehold



This impressive detached family home is set in a prime location, just a short walk from AKS School, Royal Lytham Golf Club and the beach, with all the amenities of St Annes Square and Ansdell close by.

Tastefully refurbished throughout, the property retains many original period features while offering stylish and versatile living space. The generous accommodation comprises four reception rooms and a modern open-plan dining kitchen with garden room, creating an ideal space for both everyday living and entertaining. There is also the added benefit of a utility room and ground floor WC.

To the first floor are four double bedrooms, with bedrooms two and three benefiting from en-suite shower rooms. A spacious family bathroom is accessed from both the principal bedroom and the landing.

Tenure: Leasehold
Ground Rent: £16 pa

Council Tax: Band G



Porch Tiled flooring, door to:

Entrance Hall Ornamental plate rack, stairs to first floor with storage cupboards under, door to:

Lounge 5.39m (17'8") max x 4.39m (14'5") Double glazed bay window to front, two obscure double glazed windows to side, radiator, TV point, two wall light points, coving to ceiling, coal effect gas fire with stone surround.

Sitting Room 5.16m (16'11") max x 4.39m (14'5") Double glazed bay window to rear, two obscure double glazed windows to side, two radiators, TV point, coving to ceiling, wooden fire surround with marble inset and hearth.

Study 3.01m (9'11") x 2.71m (8'11") Double glazed window to front with seating under, two obscure double glazed windows to side, radiator, coving to ceiling.

Dining Room 4.97m (16'4") x 3.47m (11'5") Obscure double glazed window to side, radiator, fitted storage with granite surfaces, open access to:

Kitchen 7.40m (24'3") x 4.97m (16'4") max Fitted with a matching range of base and eye level units with granite worktops, matching breakfast bar island unit, inset 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge/freezer, plumbing for dishwasher, built-in Neff appliances including two ovens, combi oven, warming drawer, and hob with extractor hood over, double glazed windows to side and rear, glazed roof lantern, TV point, double doors to rear garden, underfloor heating, door to:

Utility 3.00m (9'10") x 1.74m (5'8") Fitted with a matching range of units with granite worktops, stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer, obscure double glazed window to side, radiator, underfloor heating, external door to side, door to:

WC 1.74m (5'8") x 1.18m (3'10") Fitted with two piece suite comprising, corner pedestal wash hand basin with mixer tap and tiled splashback, and WC, heated towel rail, extractor fan.

First Floor

Landing Obscure double glazed window to side with coloured glass, radiator, picture rail, loft hatch with pulldown ladder giving access to the very large boarded loft, door to:

Bedroom 1 5.39m (17'8") max x 4.39m (14'5") Double glazed bay window to front, fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling, concealed door to:

Bathroom 3.94m (12'11") x 2.48m (8'2") Additional access from landing. Fitted with suite with comprising, roll top bath with telephone style mixer tap, wall mounted twin wash hand basin with mixer tap, shower enclosure with fitted shower with body jets and WC, part tiled walls, heated towel rail, extractor fan, obscure double glazed window to side, tiled flooring with underfloor heating.

Bedroom 2 5.14m (16'10") max x 4.39m (14'5") Double glazed bay window to rear, fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling, bi-fold door, door to:

En-suite Shower Room 2.00m (6'7") x 1.32m (4'4") Fitted with three piece suite with shower enclosure with fitted shower, vanity wash hand basin with storage under and mixer tap, and WC. part tiled walls, extractor fan.

Bedroom 3 3.91m (12'10") x 3.25m (10'8") Double glazed window to rear, fitted bedroom suite with a range of wardrobes, dado rail, coving to ceiling, door to:

En-suite Shower Room 2.30m (7'7") x 0.96m (3'2") Fitted with three piece suite with comprising, shower enclosure with fitted shower, wall mounted wash hand basin with mixer tap, and WC, full height tiling to all walls, obscure double glazed window to rear, tiled flooring.

Bedroom 4 4.97m (16'4") x 3.01m (9'11") Two double glazed windows to front, fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling.

External

Front Large and well established front garden, lawned with planted beds. Indian stone paved driveway with off street parking space for multiple vehicles and leading to:

Store 2.65m (8'8") x 2.54m (8'4") Electric up and over door, door to:

Garden Room 8.55m (28'1") x 2.77m (9'1") max Two full height double glazed windows to side, two wall mounted electric heaters, fitted storage.

Rear Enclosed landscaped garden with lawned and paved areas, mature beds of plants and trees.

