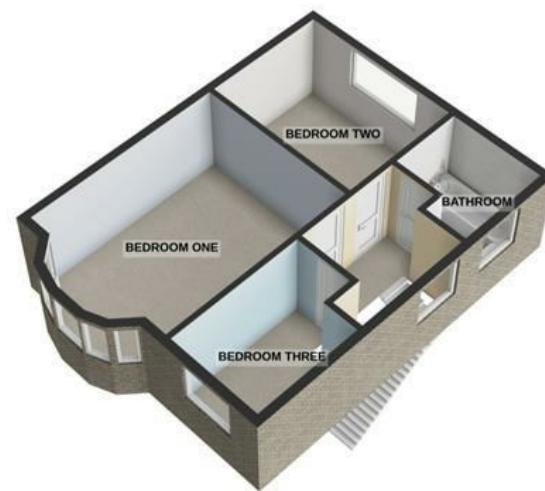




GROUND FLOOR  
63.3 sq.m. (682 sq.ft.) approx.



FIRST FLOOR  
42.6 sq.m. (459 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.  
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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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## CLIVE AVENUE, LYTHAM ST. ANNES FY8 2RU

ASKING PRICE £265,000

- WELL PRESENTED SEMI DETACHED 3 BEDROOM HOUSE IN QUIET RESIDENTIAL LOCATION
- CLOSE TO LOCAL SHOPS AND ST ANNES GOLF COURSE
- BRIGHT AND SPACIOUS LOUNGE - MODERN KITCHEN - OPEN PLAN DINING ROOM AND CONSERVATORY - CONTEMPORARY BATHROOM
- SUBSTANTIAL SOUTH FACING PRIVATE REAR GARDEN - GARAGE AND DRIVEWAY



3



1



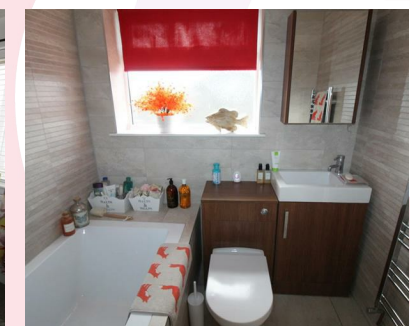
2



2



1







**Entrance**  
UPVC entrance door with decorative glass inserts leads into;

**Hallway**  
Radiator, wood effect laminate flooring, stairs lead to the first floor, under stairs cupboard housing boiler and meters, doors lead to the following rooms;

**Lounge**  
15'9 x 11'4  
Large UPVC double glazed bay window to front, radiator, remote control feature electric fireplace with living flame effect, television point, wood effect laminate floor.

**Kitchen**  
15'3 x 7'8  
UPVC double glazed window and door to side, range of modern high gloss wall and base units with laminate work surfaces, integrated appliances include; combi microwave/oven, double oven and grill, one and a half bowl composite sink and drainer with mixer tap, 'Neff' 4 ring induction hob with overhead illuminated extractor fan, dishwasher, splashbacks, radiator, wood effect laminate flooring, recessed spotlights, space for freestanding fridge/freezer, door leads into;

**Open Plan Dining Room / Conservatory**  
12'1 x 24'4  
Bright and spacious area with plentiful light coming through the UPVC double glazed conservatory windows, roof lantern and polycarbonate roof. UPVC double glazed French doors leading out into the rear garden, two radiators, wood effect laminate floor, space for dining table and chairs, television point.

**First Floor Landing**  
UPVC double glazed opaque window to half landing, storage cupboard perfect for hanging clothes, loft access, doors lead to the following rooms;



**Bathroom**  
6'10 x 6'7  
Contemporary bathroom with UPVC double glazed opaque window to side, three piece white suite comprising of bath with overhead waterfall shower, further shower attachment and glass screen, combination vanity wash hand basin and WC, wall mounted mirrored cabinet, tiled to walls and floor, wall mounted chrome heated towel rail.

**Bedroom Two**  
10'11 x 8'9  
UPVC double glazed window to rear, radiator.

**Bedroom One**  
12'4 x 9'7 (to front of wardrobes)  
UPVC double glazed bay window to front, radiator, range of fitted wardrobes with overhead cupboards, wood effect laminate flooring.

**Bedroom Three**  
7'9 x 7'1  
UPVC double glazed window to front, radiator.

**Garage**  
Brick built single garage with up and over door, power and light, plumbed for washing machine, UPVC access door.

**Outside**  
The front garden is laid to lawn with shrub and tree borders and there is a tarmac driveway leading to the garage.

The good size South facing rear garden is mainly laid to lawn with shrub and tree borders and three decking areas perfect for table and chairs. External power point, security lighting, secure side gate leading to the driveway.

**Other Details**



Tenure - Leasehold  
Ground Rent - £4.00 per annum  
Tax Band - C (£2,145.13 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	58	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	