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CLIFTON DRIVE NORTH, LYTHAM ST. ANNES ASKING PRICE £775,000  
FY8 2NW

- STUNNING DETACHED PERIOD HOME IN SOUGHT AFTER LOCATION - ORIGINAL FEATURES THROUGHOUT - OFFERED WITH NO CHAIN
- 2 GENEROUS RECEPTION ROOMS - DINING KITCHEN - PANTRY - OFFICE
- 4 DOUBLE BEDROOMS (EN SUITE TO PRINCIPLE) - BATHROOM & SEPARATE WC - SHOWER ROOM
- LARGE LANDSCAPED FRONT & REAR GARDENS - DETACHED GARAGE - IN-OUT DRIVEWAY

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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.

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





#### Entrance Vestibule

Solid wood double doors to the front, with obscure stained glass leaded arched window above. Coving, wood panelled walls and ceiling light. Leaded stained glass doors and windows open into:

#### Reception Hall

Feature central imperial staircase with carpet runner leading to the first floor. Original solid oak flooring, wood panelled walls, coving, period mouldings, ceiling light, radiator under stairs storage cupboard, two further cloaks cupboards. Original leaded stained glass doors leading to the following rooms:

#### Lounge

18'3 x 12'7

Double glazed sash bay window to the front incorporating encapsulated original leaded stained glass. Matching windows to the side. Feature wooden fireplace with tiled recessed back and hearth housing Clearview wood burning stove. Original solid oak flooring, radiator, picture rail, period mouldings, ceiling lights and TV aerial point.

#### Dining Kitchen

14'2 x 12'7

Double glazed sash windows to the front and side, incorporating encapsulated original leaded stained glass. Range of fitted wall and base units incorporating solid wood work surfaces and under mount ceramic sink with chrome mixer tap. Tiled flooring, radiator, coving, ceiling light, tiled splash backs and cupboard housing boiler. Integrated dishwasher, 'Smeg' range cooker with illuminated extractor above, and matching 'Smeg' fridge freezer. Fitted corner display cabinet. Opening to:

#### Utility Room

7'8 x 6'10

Sash window to the rear with original leaded stained glass window above. Range of fitted units with wooden work surfaces and shelving. Original tiled walls and original antique ceramic sink with twin taps. Tiled flooring, ceiling light and radiator. Door to:

#### Store Room / Pantry

Sash window to the rear with original leaded stained glass window above. Original coal store, original part tiled walls, ceiling light, tiled flooring and fitted store cupboard. Door to:

#### Rear Porch

UPVC double glazed door to the side and windows to the side and rear. Original Victorian style mosaic tiled flooring. Space and plumbing for washing machine and tumble dryer.

#### Dining Room

14'7 x 12'1

Original sash windows to the side with original leaded stained glass window above. Feature tiled fireplace with open grate fire. Coving, period mouldings, picture rail, radiator and carpeted flooring. Glazed double doors with leaded stained glass window above open to:

#### Conservatory

14'7 x 5'5

UPVC double glazed windows and door to the side and rear. Original Victorian style mosaic tiled flooring. Power and wall light.



#### Living Room

18'9 x 16'6

Double glazed sash bay window to the front incorporating encapsulated original leaded stained glass. Matching windows to the side. Feature wooden fireplace with tiled recessed back and hearth housing Clearview wood burning stove. Original oak flooring, period mouldings, ceiling lights and radiators.

#### First Floor Landing

Aforementioned imperial staircase from the ground floor. Feature stained glass leaded dome skylight. Solid oak flooring, coving, period mouldings, picture rail and ceiling light. Original leaded stained glass doors leading to the following rooms:

#### Office

11'1 x 7'

UPVC double glazed leaded windows and door to the front, opening to a stone walled balcony. Range of fitted cupboards, draws and desk. Carpeted flooring, ceiling light and loft access hatch with pull-down ladder.

#### Principle Bedroom

17'6 x 14'7

Double glazed sash bay window to the front incorporating encapsulated original leaded stained glass. Hammonds range of fitted wardrobes. Original oak flooring, coving, ceiling light and radiator. Door to:

#### En Suite

8'5 x 6'7

Double glazed opaque sash window to the side, incorporating encapsulated original leaded stained glass. Three piece suite, comprising: wet-room style shower with wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; pedestal wash hand basin and chrome mixer tap; and WC with push button flush. Fully tiled walls and flooring, wall mounted mirror and shelves, coving, extractor fan, ceiling light and chrome ladder style towel radiator.

#### Bedroom Two

15'7 x 12'1

Double glazed sash windows to the front and side, incorporating encapsulated original leaded stained glass. Picture rail, coving, radiator, ceiling lights and carpeted flooring.

#### Shower Room

12'1 x 3'10

Double glazed opaque sash window to the side, incorporating encapsulated original leaded stained glass. Three piece suite, comprising: step-in shower enclosure with glass sliding door, wall mounted chrome controls and overhead rain shower; pedestal wash hand basin with twin chrome taps; and WC with raised cistern and pull-down flush. Tiled flooring, part tiled walls, ceiling light and extractor fan.

#### Bedroom Three

12'11 x 11'9

Double glazed sash window to the rear, incorporating encapsulated original leaded stained glass. Original cast iron decorative fireplace. Carpeted flooring, coving, ceiling light, radiator and picture rail.



#### Bedroom Four

12'1 x 10'11

Double glazed sash window to the rear, incorporating encapsulated original leaded stained glass. Original fireplace with wooden surround and tiled back and hearth. Coving, picture rail, ceiling lights, carpeted flooring and radiator.

#### Bathroom

10'7 x 8'1

Original stained glass leaded sash window to the rear. Two piece suite, comprising: Victorian style roll top bath with glass enclosed canopy, and antique marble vanity incorporating wash hand basin, twin chrome taps and mirror. Original tiled walls, Victorian style mosaic tiled flooring, heated towel radiator, coving and ceiling light.

#### Separate WC

Original stained glass leaded sash window to the rear. Two piece suite, comprising: wall mounted wash hand basin with twin chrome taps; and WC with handle flush. Original tiled walls, Victorian style tiled flooring, ceiling light, wall mounted mirror and shelf, shaver point and loft access hatch.

#### Outside

To the front, the property benefits from a sweeping in-out driveway, providing plenty of off road parking. Steps lead down to a lower level private lawned garden with as variety of bordering plants, trees and shrubs. Original open porch with stone pillars and Victorian style mosaic tiled flooring.

To the rear, the property boasts a large landscaped garden featuring paved patio areas, a large lawn with feature central planter, and a variety of bordering plants, trees and shrubs. Gated access to the front and side. Doors give access to coal store with lighting and potting shed with power, lighting and UPVC double glazed obscure window. A further driveway to the rear gives access to the garage.

#### Garage

Detached brick-built single garage with electric garage door to the side. Power, lighting and UPVC double obscure windows.

#### Other Details

Fibre-optic broadband connected.  
Useful part boarded loft space.  
Tenure - Leasehold  
Number of years remaining - 848  
Ground Rent - £7.50 pad every 6 months.  
Council Tax Band - G (£4,182.25 per annum)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	