



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

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CLIFTON DRIVE NORTH, LYTHAM ST. ANNES FY8 2PP

ASKING PRICE £625,000

- DECEPTIVELY SPACIOUS DETACHED FAMILY HOME LOCATED WITHIN A SHORT WALK OF THE BEACH
- HIGHLY DESIRABLE LOCATION CLOSE TO ST ANNES TOWN CENTRE AND CONVENIENTLY LOCATED ON A BUS ROUTE
- LARGE RECEPTION HALL - FOUR BEDROOMS - TWO RECEPTION ROOMS - DINING KITCHEN - DINING ROOM - UTILITY ROOM - OFFICE - DOWNSTAIRS WC - FOUR PIECE FAMILY BATHROOM
- TWO BEDROOM ANNEXE REQUIRING MODERNISATION WITH GROUND FLOOR HOME GYM - GENEROUSLY SIZED FRONT AND REAR GARDENS - LARGE DRIVEWAY - EPC RATING: D





Entrance
Entrance gained via UPVC double glazed door which leads into;

Reception Hall
30'9 x 13'3
Two double glazed opaque windows to front, three radiators, coving, stairs to first floor, double doors lead to:

Reception Room One
26'5 x 13'4
Double glazed windows to front and side, radiator, television point, coving, coal effect gas fire set in stone surround.

Reception Room Two
19'1 x 11'10
Double glazed window to side, radiator, television point, coal effect gas fire with feature surround and marble hearth, double doors with side panels to rear garden.

Dining Room
14'7 x 10'10
Double glazed window to rear, radiator.

Dining Kitchen
23' x 14'4
Fantastic range of wall and base units with laminate work surfaces, one and a half bowl stainless steel sink with single drainer and mixer tap, space for fridge/freezer, space for range cookers with extractor hood over, double glazed windows to front and side, tiled flooring, television point, ceiling speakers, coving, external door to side.

Utility Room
9'5 x 7'9
Double glazed opaque window to side, range of base units with laminate work surfaces, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge, freezer and tumble dryer, tiled flooring, fully tiled walls, wall mounted boiler.

Office
14'6 x 13'8
Double glazed windows to rear and side.

Inner Hallway
Storage area, door to:



Separate WC
7'1 x 5'4
Double glazed opaque window to rear, two piece suite comprising, pedestal wash hand basin and WC, fully tiled walls, heated towel rail.

First Floor Landing
Skylight, radiator, doors lead to the following rooms;

Bedroom One
17'10 x 14'5
Double glazed windows to front and side, two radiators, television point, walk-in wardrobe, door to:

En-Suite Shower Room
8'3 x 7'2
Three piece suite comprising; shower enclosure with fitted shower with body jets, vanity wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, heated towel rail, extractor fan, velux window, tiled flooring.

Walk In Wardrobe
8'11 x 6'2
Lighting, plentiful storage space.

Bathroom
10'9 x 9'7
Four piece suite comprising; corner bath with mixer tap, vanity wash hand basin with storage under and mixer tap, double shower enclosure with fitted shower and WC, fully tiled walls, heated towel rail, extractor fan, velux window.

Bedroom Two
17'9 x 12'4
Velux window, radiator, television point, inset speakers.

Bedroom Three
14'6 x 13'6
Double glazed window to front, radiator, television point.

Bedroom Four
10'1 x 10'0
Double glazed window to front, radiator, inset speakers.

Annexe
Double glazed French door with double glazed side panels open up into;



Gym
17'11 x 16'2
Stairs leading up to the annex:

Annexe Lounge / Kitchen
19'4 x 15'9
Double glazed window to rear with sea views, two double glazed windows to side, space for kitchen, door to:

Annexe Bedroom One
16'2 x 9'
Double glazed window to front, radiator, fitted wardrobes.

Annexe Bedroom Two
9'7 x 6'6
Window to side.

Annexe Shower Room
7'11 x 6'7
Plumbed for 3 piece suite, two double glazed opaque windows to side.

Garage
17'6" x 16'1"
Up and over door, courtesy door.

Outside
Driveway to the front of the property with off street parking space for multiple vehicles and providing access to the aforementioned garage.
The substantially sized rear garden is mainly laid to lawn bordered by shrubs, bushes and established trees perfect for entertaining guests or enjoying the afternoon / evening sun. There is also a large paved area to the immediate rear of the property, ideal for garden furniture and outdoor dining.

Other Details
Tenure: Freehold
Council Tax Band: F (£3,449.00 per annum)
EPC rating: D



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		
67		80
England & Wales		EU Directive 2002/91/EC