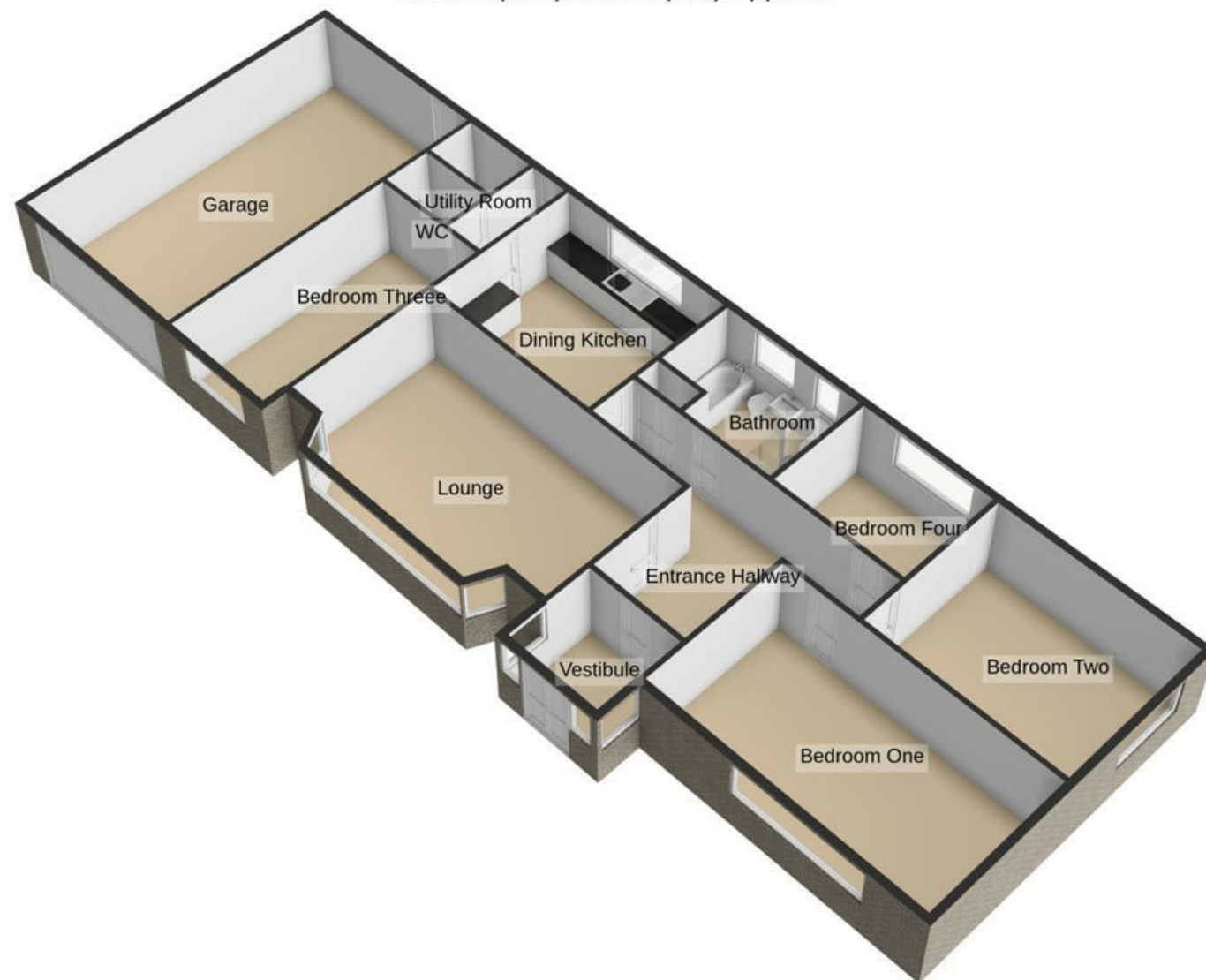


Ground Floor  
2029 sq.ft. (188.5 sq.m.) approx.



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.



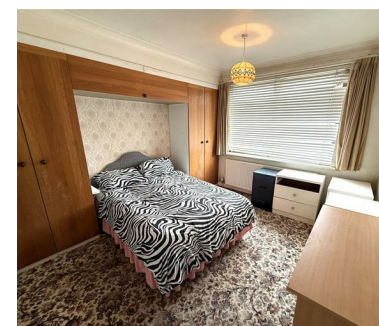
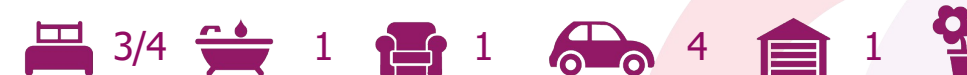
7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



## CLIFTON DRIVE NORTH, LYTHAM ST. ANNES FY8 2PP

ASKING PRICE £345,000

- DETACHED TRUE BUNGALOW WITH AN ABUNDANCE OF POTENTIAL TO BE RENOVATED INTO A BEAUTIFUL HOME - SET ON A LARGE CORNER PLOT AND OFFERED WITH NO CHAIN INVOLVED
- LOCATED WITHIN A STONES THROW OF THE BEACH CLOSE TO A BUS ROUTE AND MOTORWAY ACCESS
- THREE/FOUR BEDROOMS - BRIGHT AND AIRY LOUNGE - DINING KITCHEN - FIVE PIECE BATHROOM - SEPARATE WC - UTILITY ROOM
- FRONT, SIDE AND REAR GARDENS - GARAGE - OFF ROAD PARKING SPACE FOR MULTIPLE VEHICLES - EPC RATING: D





**Entrance**  
Set of double doors open up into;

**Entrance Vestibule**  
Doubled glazed windows to the side, tiled floor, glazed door leading to:

**Entrance Hallway**  
Radiator, telephone point, cloaks cupboard by the front door, airing cupboard, doors leading into the following rooms;

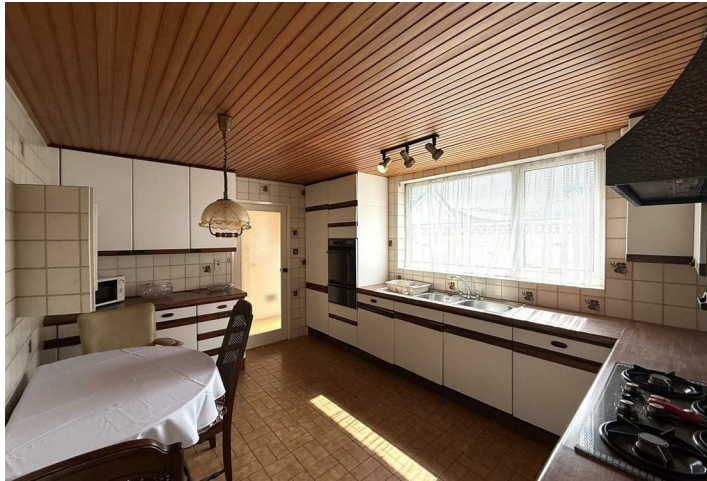
**Lounge**  
22'10 x 13'4  
Large UPVC double glazed bay window overlooking the front garden, two radiators, electric fire within wooden fireplace, television point, wall lights, dado rail, coving.

**Dining Kitchen**  
13'10 x 10'10  
Good range of wall and base units, wood effect laminate work surfaces, double stainless steel sink with drainer tiled to splash backs, integrated appliances include: four ring gas hob with overhead illuminated extractor hood, integrated electric oven and grill and fridge freezer, tiled walls, panelled ceiling, UPVC double glazed window overlooking the rear garden, door leading into the rear vestibule.

**Utility Room**  
4'11 x 3'3  
Plumbed for washing machine, gas condenser regular boiler with hot water tank.

**Separate WC**  
4'10 x 2'11  
WC, part tiled walls, tiled floor.

**Bedroom Three**  
16'9 x 8'11  
UPVC double glazed window overlooking the front, radiator, fitted wardrobe, vanity wash hand basin.



**Bathroom**  
10'9 x 6'11  
Five piece suite comprising of; bath, bidet, pedestal wash hand basin, WC and shower enclosure with mixer shower, tiled walls, two radiators, extractor vent,, loft hatch, two UPVC double glazed opaque windows to the rear.

**Bedroom Four/Office**  
8'5" x 7'1"  
Sliding patio doors giving access to the rear garden, radiator, tiled floor, coving. Currently being utilized as an office.

**Bedroom Two**  
11'11 x 10'11  
UPVC double glazed window to the side, radiator, fitted wardrobe, coving.

**Bedroom One**  
15'4 x 10'11  
UPVC double glazed window to the front, radiator, fitted with bedroom suite comprising a bunker wardrobe, chest of drawers and bedside cabinet, in-built cupboard, telephone point, coving.

**Garage**  
23'9 x 15'2  
Large double garage with electric up and over door, power and light, outside tap.

**Outside**  
Set on a large corner plot with extensive gardens to the front and side which would suit multiple uses. Double driveway giving off street parking for several cars leading to the double garage. Low maintenance walled rear garden, paved with borders, courtesy door giving access to the side garden, door leading to the double garage.

**Other Details**



Council Tax Band: F  
Tenure: Leasehold  
Ground Rent: £25.00 per annum  
Number of years left on the lease: 932



| 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                     |         |           |