

GROUND FLOOR
71.0 sq.m. (764 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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CLIFTON DRIVE NORTH, LYTHAM ST. ANNES
FY8 2PA

ASKING PRICE £199,950

- DELIGHTFUL ONE-BEDROOM SEMI-DETACHED COASTAL COTTAGE, CONVENIENTLY ARRANGED OVER ONE LEVEL
- IDEALLY SITUATED IN THE HEART OF ST ANNES, WITHIN EASY REACH OF ST ANNES SQUARE, TRANSPORT LINKS, THE BEAUTIFUL SEAFRONT WITH ASHTON GARDENS ALSO CLOSE BY
- KITCHEN - SHOWER ROOM - WC - OPEN PLAN LOUNGE/DINING ROOM - COURTYARD GARDEN - SEPERATE STUDIO ROOM - OFF ROAD PARKING FOR ONE VEHICLE



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Entrance
UPVC double glazed door leads into:

Kitchen
10'02 x 6'10
UPVC double glazed window to the front, modern wall and base units with laminate work surfaces, integrated appliances include: 'Beko' electric oven with grill, four ring electric hob with overhead extractor fan, stainless steel sink and drainer, washing machine, under unit fridge/freezer, tiled to splashbacks, wood effect vinyl flooring, doors lead to the following rooms:

Shower Room
6'00 x 5'08
UPVC double glazed opaque window to the side, two piece white suite comprising of: shower cubicle with glass concertina door and mains plumbed shower, pedestal wash hand basin, storage cupboard housing 'Baxi' boiler with shelving underneath, tiled to splashbacks, wall mounted heated towel rail, wood effect vinyl flooring, door leads into:

WC
6'00 x 3'06
UPVC double glazed opaque window to the side, WC, radiator, half wood panelled walls, wood effect vinyl flooring.

Open Plan Lounge/Dining Room
24'03 x 8'08
UPVC double glazed bay window to the front, UPVC double glazed opaque windows to the side, wooden mantelpiece with electric log burning effect stove, vertical radiator, space for dining table and chairs, telephone point, laminate flooring, door leads into:

Bedroom
11'03 x 8'06
Two double glazed UPVC windows to the front, vertical radiator, built in wardrobe and shelving, laminate



flooring.

The loft hatch leads up into the loft space, this space is fully insulated with power and light and has the added benefit of a UPVC double glazed window.

Studio
19'11 x 10'08
This brick built detached outbuilding offers a further versatile space and is accessed via UPVC double glazed French doors, UPVC double glazed windows to the side, the studio has heating a television point, power and lighting.

Outside
A secure set of double wooden gates opens onto a low-maintenance, fully paved rear courtyard, providing off-road parking for one vehicle and ample space for outdoor entertaining. The courtyard also benefits from a small planted border, outside water tap, bin store, useful storage unit and external lighting.

Other Details
The property is currently being used as a successful holiday let with with Sykes Cottages. Accounts are available on request.

Tenure: Leasehold
Number of years left: 838
Ground Rent: n/a
Council Tax Band: n/a
Energy Rating: D

