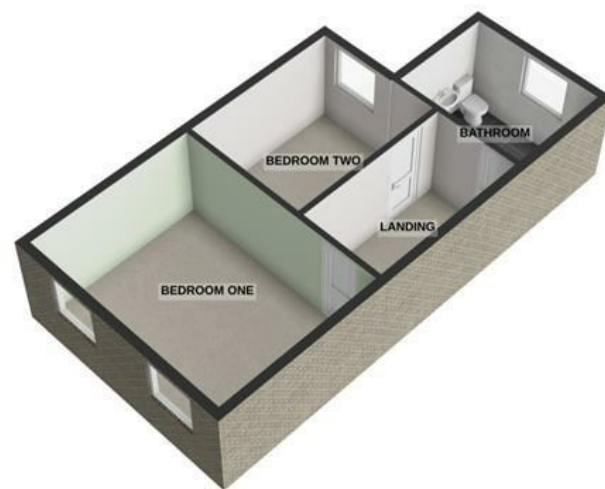




GROUND FLOOR
48.4 sq.m. (521 sq.ft.) approx.



FIRST FLOOR
37.9 sq.m. (408 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. Made with Metropix © 2024

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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NORTH CLIFTON STREET, LYTHAM ST. ANNES FY8 5HR

ASKING PRICE £259,000

- EXTENDED AND BEAUTIFULLY PRESENTED TWO BEDROOM END TERRACE HOUSE IN THE HEART OF LYTHAM - OFFERED WITH NO CHAIN
- BRIGHT AND AIRY LOUNGE - DINING ROOM - FITTED KITCHEN - THREE PIECE BATHROOM - DOWNSTAIRS WC / UTILITY
- CLOSE TO LOCAL SHOPS, RESTAURANTS, LYTHAM GREEN AND LOWTHER GARDENS
- SOUTH FACING REAR COURTYARD GARDEN - EPC RATING: D





Entrance
Solid wood entrance door leads into;

Hallway
Radiator, stairs leading to the first floor, original door leads into;

Lounge
11' x 11'
UPVC double glazed window to front, radiator, television and telephone points, original coving and skirting boards, wall mounted living flame effect gas fire, two wall lights, low level cupboard housing meters, archway leads into;

Dining Room
11'4 x 11'3
UPVC double glazed French doors leading out into the courtyard, original built in dresser with cupboards and drawers, original pulley clothes airer, radiator, original skirting boards.

Under Stairs Storage Cupboard
Large cupboard with light and shelving.

Kitchen
14'3 x 8'1
Good range of wall and base units with laminate work surfaces and illuminated display cupboards, under unit lighting, tiled to splash backs, plumbed for washing machine, integrated appliances include; stainless steel one and a half sink and drainer, five ring gas hob with overhead illuminated extractor, oven/grill, fridge, freezer, dishwasher, Velux skylight, tiled flooring, recessed spotlights, UPVC double glazed window to side.

Downstairs WC
8'2 x 2'11
Two piece white suite comprising of wash hand basin and WC, tiled flooring, Velux skylight, extractor fan, space for tumble dryer, laminate work surface, boiler.



First Floor Landing
Accessed via aforementioned staircase, beautiful feature skylight, loft access with pull down ladder, original doors lead to the following rooms;

Bathroom
8'5 x 6'8
Three piece white suite comprising of; bath with overhead shower and glass screen, pedestal wash hand basin, and WC, electric shaver point, radiator, tiled to splash backs, grey wood effect laminate flooring, recessed spotlights, further loft access hatch, UPVC double glazed opaque window to rear.

Bedroom Two
11'4 x 7'7
UPVC double glazed window to rear, radiator, built in wardrobe, drawers and cupboards.

Bedroom One
13'3 x 10'11
Two UPVC double glazed windows to front, radiator, built in wardrobes, television point, radiator.

Outside
To the rear of the property the patio garden benefits from a Southerly facing aspect and has been Indian stone paved for ease of maintenance. There is a wooden gate providing access to a rear service pathway, outside water point, outside light.

Other Details
Tenure - Leasehold - residue of 998 years
Ground rent: £2.00 per annum
Council Tax Band - B

