



**CLIFTON DRIVE NORTH, LYTHAM ST. ANNES
FY8 2PA**

£1,500 PER MONTH

- SUPERB DETACHED 3/4 BEDROOM DORMER BUNGALOW IN PRIME LOCATION CLOSE TO ST ANNES TOWN CENTRE AND SEA FRONT
- BRIGHT AND AIRY LOUNGE - CONTEMPORARY DINING KITCHEN - 2 MODERN BATHROOMS - DOWNSTAIRS WC
- ADJACENT TO ASHTON GARDENS CLOSE TO ALL AMENITIES AND GOOD TRANSPORT LINKS
- INTEGRAL DOUBLE GARAGE - GARDEN & OFF ROAD PARKING - EPC RATING: B

 4
  2
  1
  1
  4
 



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

Composite front entrance door with double glazed obscure glass inserts and double glazed obscure windows to both sides leading into;

Hallway

Spacious entrance hallway with staircase leading to the first floor landing, double radiator, recessed LED spotlights, doors leading to the following rooms;

Lounge

17'9 x 14'11
UPVC double glazed walk in bay window to front, radiator, recessed LED spotlights, television point.

Downstairs WC

5'4 x 3'11
Two piece contemporary white suite comprising; pedestal wash hand basin and WC, tiled flooring, fully tiled walls, radiator.

Study

12'6 x 7'8
UPVC double glazed window to side, radiator, recessed LED spotlights, television point.

Dining Kitchen

23'1 x 14'1
Two UPVC double glazed windows to the rear, recessed LED spotlights, radiator, television point. Stunning range of contemporary fitted base units with laminate work surfaces integrated fridge freezer, integrated electric oven with microwave oven above, sink and drainer with mixer tap, integrated dishwasher, breakfast bar, Karndean flooring.

Utility Room

7'1 x 6'1
Double glazed opaque window to front automatic lighting, plumbed for washing machine and tumble dryer, radiator, door leads into;



Integral Double Garage

19'4 x 18'
Brick built garage with automatic lighting, power sockets, electric roller door, 'Baxi' boiler.

First Floor Landing

Velux window, radiator, doors lead to the following rooms;

Master Bedroom

17'10 x 12'11
Two double glazed sash windows to side, radiator, recessed LED spotlights, radiator, television point.

Master En-Suite

5'10 x 5'6
Velux window, three piece contemporary white suite comprising; pedestal wash hand basin, WC and shower cubicle, tiled flooring, fully tiled walls, wall mounted chrome heated towel rail.

Bathroom

8' x 5'10
Velux window, three piece contemporary white suite comprising; pedestal wash hand basin, WC and bath with waterfall shower over plus additional shower attachment, tiled flooring, fully tiled walls, wall mounted chrome heated towel rail.

Bedroom Three

13'8 x 10'9
Double glazed sash window to side, radiator, recessed LED spotlights, television point.

Bedroom Two

13'7 x 12'1
Two Velux windows to the front and rear, radiator, recessed LED spotlights, door leads to;

Dressing Room / Playroom

19'5 x 11'8



Outside

There is an enclosed area to the side of the property with a security light. The front garden is laid to lawn with a gravelled off road parking area for up to 4 cars.

Other details

355 Clifton Drive North lies within the Ashton Gardens/Porrit conservation area and therefore had to comply with the stringent requirements of Fylde Borough Council and Historical England regarding design, build quality and building materials. Brickwork is St Annes Brick with cream facing brick embellishment, sandstone bays and quoins.

The roof is natural slate and double glazed windows hardwood sills and frames. External paths are Indian stone with Teguar block paving to rear garage apron, side paths and outdoor storage area. Kitchen units are Nobilia with high-end appliances and Kompact Starstone flooring to kitchen and utility area.

Council Tax Band: F (£3,485.83 per annum)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(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	