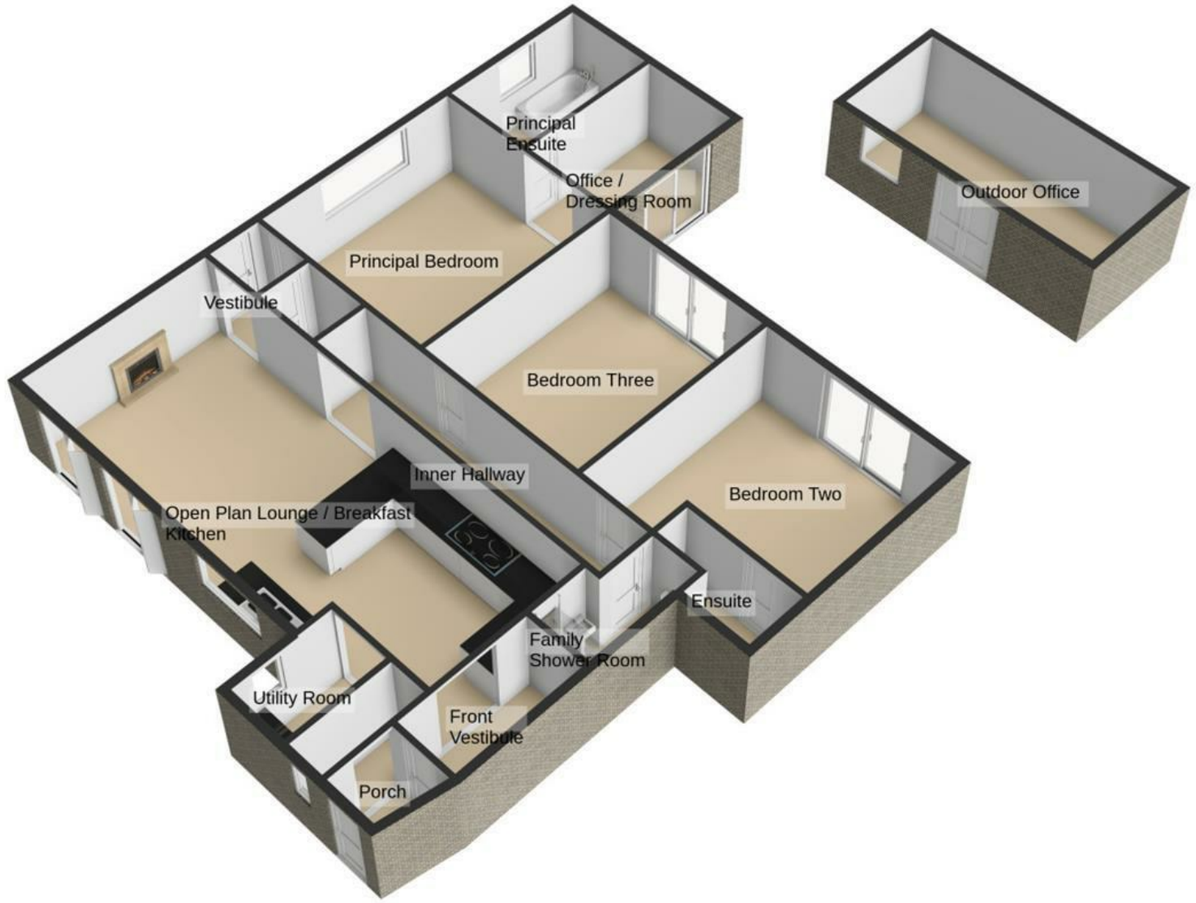
Ground Floor
1736 sq.ft. (161.3 sq.m.) approx.



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.

The Propert Ombudsman

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T 01253 711511 F 01253 711515 E info@countyestateagentsltd.com

CLIFTON DRIVE NORTH, LYTHAM ST. ANNES FY8 2QX

£580,000

- DECEPTIVELY SPACIOUS & RECENTLY RENOVATED SEMI DETACHED TRUE BUNGALOW LOCATED MINUTES AWAY FROM THE BEACH AND WITHIN CLOSE PROXIMITY OF ST ANNES TOWN CENTRE
- CLOSE TO BUS ROUTES, LOCAL SHOPS, MOTORWAY ACCESS AND ST ANNES OLD LINKS GOLF COURSE
- THREE DOUBLE BEDROOMS - TWO EN-SUITES - FAMILY SHOWER ROOM - CONTEMPORARY OPEN PLAN LOUNGE/BREAKFAST KITCHEN - UTILITY ROOM - OFFICE ROOM
- GENEROUSLY SIZED SOUTH WESTERLY FACING FRONT GARDEN - DOUBLE GARAGE WITH CAR PORT - OUTDOOR OFFICE/GYM - OFF ROAD PARKING SPACE FOR SEVERAL VEHICLES

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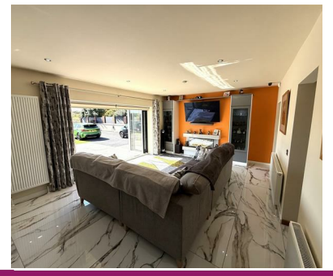

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Entrance
Entrance gained via UPVC door with double glazed inserts leading into:

Entrance Vestibule
Porcelain tiled flooring, door leading into cupboard providing plentiful storage which also houses the CCTV system, door leading into the principle bedroom and doorway opening up into:

Open Plan Lounge/Breakfast Kitchen
31'10 x 13'9
Aluminium bi-folding doors to the front, UPVC double glazed window to the front, electric roller blinds, three radiators, wall mounted electric living flame effect fire, two high gloss soft closing cabinets with shelving and down lights, porcelain tiled flooring and spotlights throughout, full fibre broadband point.

Comprehensive range of high gloss soft closing wall and base units, granite work surfaces with incorporated breakfast bar, composite one and half bowl sink and drainer, granite splash backs, integrated 'Neff' appliances include: induction hob with overhead illuminated extractor hood, double electric oven/grill and dishwasher, wall mounted electric heater, doorway leading to inner hallway, off the breakfast kitchen is an alcove which includes: high gloss soft closing base units with granite work surface and splash back, Belfast sink, wall mounted electric heater, electric roller blind (measurements are: 6'8 x 2'9).

Front Vestibule
Porcelain tiled flooring, alcove with space for American style fridge freezer, UPVC door with double glazed inserts to the front, doorway leading into:

Utility Room
7'5 x 2'6
UPVC double glazed opaque window to the front, wall mounted electric heater, plumbed for washing machine, space for tumble dryer.

Inner Hallway
Large radiator, loft hatch, porcelain tiled flooring, spotlights, doors leading into the following rooms:

Bedroom Three
13'9 x 12'10
UPVC double glazed patio door to the rear leading out on to the veranda, two radiators, spotlights, large in-built wardrobe.

Bedroom Two
14'6 x 12'4
UPVC double glazed patio door leading out on to the veranda, radiator, matching set of fitted wardrobes, overhead cupboards, drawers and bedside cabinets, spotlights, door leading into:

Secondary En-suite
8' x 4'10
Three piece white suite comprising of: bath with overhead mains powered shower, vanity wash hand basin and WC, wall mounted heated towel rail, extractor vent, fully tiled walls, spotlights, vinyl flooring.

Family Shower Room
9'3 x 4'
Three piece white suite comprising of: overhead mains powered shower in shower cubicle, vanity wash hand basin and WC, wall mounted heated towel rail, porcelain tiled flooring, extractor vent, part PVC cladded walls.

Principle Bedroom
13'9 x 12'5
Large UPVC double glazed window to the side, large radiator, large fitted wardrobe with sliding doors, matching set of fitted overhead cupboards and bedside cabinets, spotlights, doorway leading into:

Office/Dressing Room
10'6 x 6'8
UPVC double glazed patio door to the side leading out the veranda, cupboard housing 'Worchester' combi boiler, spotlights, door leading into:

Principal En-Suite
10'5 x 7'2
Three piece white suite comprising of: bath with overheard mains powered shower, vanity wash hand basin and WC, wall mounted heated towel rail, two large fitted cupboards providing storage space, extractor vent, spotlights, UPVC double glazed opaque window to the side.

Outside
Approached via double wooden entrance gates, the property benefits from a generous frontage offering excellent privacy, attractive landscaping and ample off-road parking. The front garden has been predominantly laid to artificial lawn, providing a low-maintenance outdoor space, and is complemented by raised planters containing mature and established flower beds.

A particular feature of the frontage is the fully stocked feature pond, creating an attractive focal point within the garden, together with external lighting and a convenient external water point. To the immediate front of the property is a concrete foundation, offering potential for extending the existing accommodation outwards, subject to the necessary planning permissions and building regulations.

To the rear of the property is a large, sheltered veranda, providing an excellent covered outdoor entertaining and seating area with ample space for garden furniture. The veranda benefits from both power and lighting, making it a versatile space that can be enjoyed throughout the year. A concrete ramp leads from the veranda down to the extensive tarmacked rear yard.

The rear garden and yard provide a range of useful external facilities and outbuildings, including a dedicated outdoor office and two bedroom static caravan (which can be removed if required), offering excellent potential for home working, hobbies, additional storage or flexible accommodation. There are multiple external power points, an external water point and raised planters containing mature flower beds, adding further colour and greenery to the space.

The garden is further enhanced by a greenhouse, ideal for those with an interest in gardening and growing their own plants and produce, together with an electric vehicle charging point.

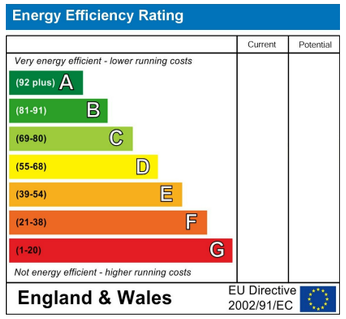
Outdoor Office/Gym
19'2 x 8'7
UPVC double glazed windows to the front and sides, set of UPVC doors and has power, lighting and double telephone point.

Double Garage
22' x 16'10
Electric roller door, fuse box, power, light, UPVC door to the side, car port to the front providing further sheltered parking.

Other Details
Tenure: Freehold
Council Tax Band: E
EPC rating: TBC

The property benefits from the following:

* All internal doors have concealed hinges and magnetic catches
* The property was rewired in 2023
* The combi boiler is less than 5 years old
* The bungalow has also been renovated to accommodate disability living such as lower light switches and wider internal doors allowing wheelchair access throughout the property.

* The seller would consider leaving the static caravan as part of a sale.

**** For information relating to planning applications and decisions, please use application numbers 21-0818, 25-0479 and 26-0059 ****