



- Extremely Spacious Two Bedroom Ground Floor Apartment
- Good Sized Bay Fronted Lounge
- Modern Kitchen, One Large Double Bedroom
- Second Bedroom / Study, Three Piece Bathroom

Clifton Drive South, Lytham St. Annes, FY8

£100,000

THIS SPACIOUS GROUND FLOOR APARTMENT IS LOCATED MIUNTES FROM THE PROMENADE AND HAS A CHOICE OF TWO ENTRANCES - BAY FRONTED LOUNGE - MODERN KITCHEN - ONE LARGE DOUBLE BEDROOM - SECOND BEDROOM / STUDY - THREE PIECE BATHROOM - OFF STREET PARKING - SHORT WALK TO ST ANNES CENTRE WITH A HOST OF SHOPS AND BARS



Property Description

PRIVATE HALL

Fitted carpet, double glazed window to rear.

LOUNGE

16' 4" x 13' 5" (5.00m x 4.09m) Double glazed bay window to front, fitted carpet and radiator.

KITCHEN

17' 4" x 9' 2" (5.29m x 2.81m) A range of modern wall and base units with complimentary work surfaces over, stainless steel sink unit with mixer tap and drainer, space for fridge freezer and plumbing for washing machine and inset electric hob. Vinyl flooring and double glazed window to front.

BEDROOM ONE

18' 8" x 18' 0" (5.70m x 5.50m) Fitted carpet and radiator. Door into;

STUDY / BEDROOM TWO

12' 2" x 6' 9" (3.72m x 2.06m) Vinyl flooring, radiator and double glazed window to side. Door into;

BATHROOM

A three piece suite comprising of low flush WC, pedestal wash hand basin and panelled bath with shower and screen over.

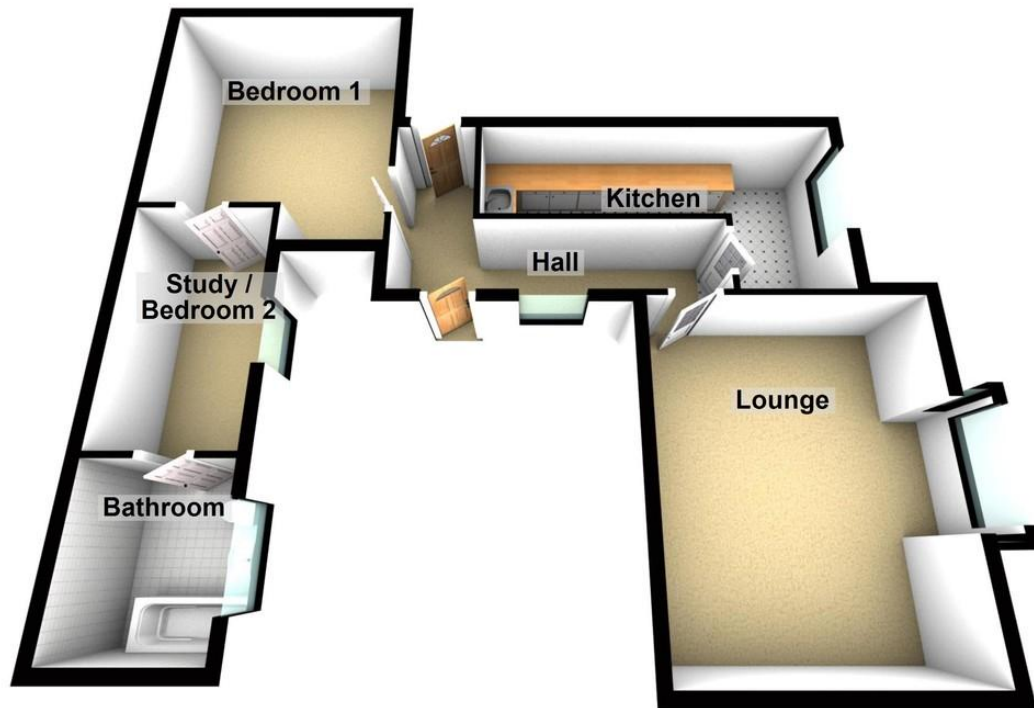
EXTERIOR

Communal gardens and hallway. Private entrance to the property is to the rear. Off street parking is also on offer.





Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements