



**Clitheroe Road, Lytham St. Annes**

**Offers Over £220,000**

# Clitheroe Road

## Lytham St. Annes

We are delighted to bring to market this 4-bedroom semi-detached house, boasting a spacious layout perfect for family living. The ground floor comprises a welcoming lounge, dining room, fitted kitchen, bedroom, and WC for convenience. Moving to the first floor, you will find three well-proportioned bedrooms, one complete with fitted wardrobes, and a 3-piece suite bathroom.

The outside space of this property features a well-maintained garden to the front with laid to lawn, as well as a driveway for multiple cars – ideal for families with multiple vehicles or guests. The garden to the rear accommodates a flagged patio area, perfect for alfresco dining or relaxing in the sun, and a well maintained laid to lawn. Additionally, the property offers the luxury of a garage. Benefitting from uPVC double glazing and gas central heating, this house ensures comfort and efficiency. Being sold with no onward chain for a smooth and swift purchase.

Council Tax band: B

Tenure: Freehold

- No Onward Chain
- Lounge, Dining Room, Kitchen, Bedroom, WC to the Ground Floor
- 3 Bedrooms, one with fitted wardrobes, 3 piece suite Bathroom to the First Floor
- Garage & Driveway providing off road parking for multiple cars
- uPVC Double Glazing, Gas Central Heating





### Hallway

### Lounge

17' 2" x 11' 8" (5.24m x 3.56m)

### Dining Room

13' 10" x 11' 8" (4.22m x 3.56m)

### Kitchen

10' 7" x 10' 6" (3.23m x 3.21m)

### Bedroom 1

10' 8" x 10' 6" (3.25m x 3.21m)

### GF WC

5' 10" x 2' 8" (1.77m x 0.81m)

### Landing

### Bedroom 2

12' 8" x 10' 0" (3.85m x 3.06m)

### Bedroom 3

11' 10" x 11' 8" (3.61m x 3.55m)

### Bedroom 4

7' 7" x 10' 7" (2.31m x 3.23m)

### Bathroom

5' 5" x 7' 1" (1.65m x 2.17m)





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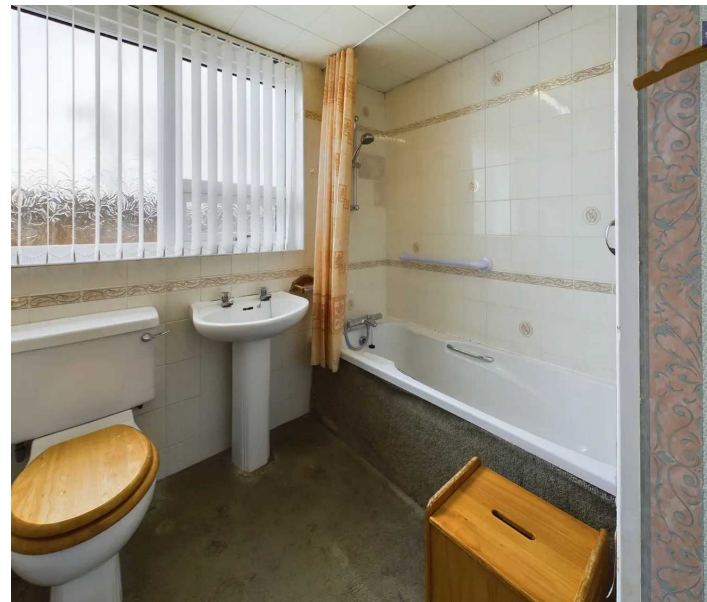
11' 10" x 11' 8" (3.61m x 3.55m)

### Bedroom 4

7' 7" x 10' 7" (2.31m x 3.23m)

### Bathroom

5' 5" x 7' 1" (1.65m x 2.17m)





#### **FRONT GARDEN**

Laid to lawn and driveway

#### **REAR GARDEN**

Laid to lawn and flagged patio area.

#### **GARAGE**

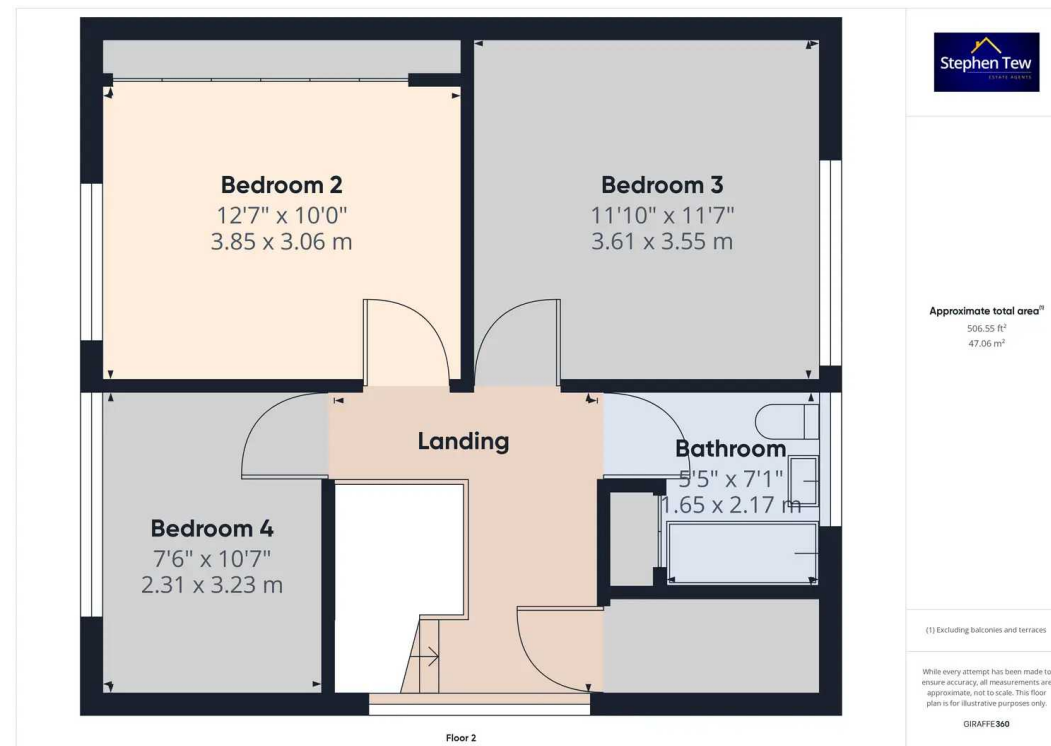
Single Garage

#### **DRIVEWAY**

2 Parking Spaces

Driveway for multiple cars







## Stephen Tew Estate Agents

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