



## 20 South Clifton Street Lytham

Tucked away in a quiet corner of Lytham a delightful cottage property approached from a walled front garden. This charming cottage has a open plan reception room, conservatory and kitchen to the ground floor, to the first floor there are two bedrooms and a bathroom. The house is situated off South Clifton Street within 100 yards of Lytham Green and convenient for Lytham's shops and many other amenities.

**Offers In Excess Of £200,000**



## 20 South Clifton Street

**CONSERVATORY** 18' 3" x 8' (5.56m x 2.44m) A large conservatory leads into the cottage. There a double glazed doors and sliding doors leading out to the garden. Wood flooring, electric wall heater.

**LOUNGE** 10' 10" x 9' 1" (3.3m x 2.77m) & 13' x 8'3 A lovely room occupying the full width of the cottage. Double glazed window onto the garden and a second double glazed window onto the conservatory. Stone flagged floor. Exposed feature brick wall and Mors multifuel stove. Exposed beams. Turned staircase to the first floor.



**KITCHEN** 9' x 4' 5" (2.74m x 1.35m) Fitted wall and floor units, built in hob unit and integrated dishwasher and fridge. Double glazed window to the side elevation.

**FIRST FLOOR** Landing cupboard housing the hot water cylinder. Fitted shelves.



**BEDROOM 1** 10' 6" x 9' 3" (3.2m x 2.82m) Double glazed window to the side elevation. Storage heater.

**BEDROOM 2** 8' 3" x 7' 3" (2.51m x 2.21m) plus door recess Double glazed window overlooking the garden, storage heater.



**BATHROOM** 9' 2" x 6' (2.79m x 1.83m) Freestanding bath, corner shower cubicle, wash hand basin & wc. Heated towel rail. Double glazed window.



**OUTSIDE** The cottage is set behind a high wall with gated access. There is a brick outbuilding measuring 7'4" x 6'1" with a tiled shower area, plumbing for a washing machine and storage room. Double glazed window. The garden is paved with flower beds and cottage garden style planting.

**COUNCIL TAX** Band B. **TENURE** Freehold

**EPC** Current rating C. Potential rating A.

