



26 South Clifton Street, Lytham, FY8 5HG

£335,000

***Available Immediately** This Beautiful Two Bedroom Cottage Is Ideally Located In The Heart Of Lytham, Just A Short Walk From The Town Centre And Green & The Wonderful Sea Front. Property Comprises: Newly Fitted Kitchen, Open Plan Lounge Diner, Two Bedrooms, Luxury Newly fitted Bathroom, Double Garage & South Facing Rear Patio Garden. Available With No Forward Chain!*



Entrance



Accessed via solid wooden door to entrance with window to front. Ceiling light and stairs leading to first floor. Doors leading to;

First Floor Landing



Approached via the aforementioned staircase. UPVC double glazed sash windows to rear. Loft access with pull down ladder. Doors leading to;

Kitchen



UPVC double glazed sash windows to front. Range of fitted wall and base units with laminate work surface incorporating 1 ½ bowl stainless steel sink and drainer unit with chrome mixer tap. Integrated appliances include; four ring induction hob with extractor above, oven/grill, fridge freezer, dishwasher. Space and plumbing for washing machine. Spot lighting, coving and radiator.

Master Bedroom



UPVC double glazed sash windows to front. Fitted wardrobes. Coving, wall lights and radiator.

Lounge



Double glazed Velux windows. Double glazed sliding doors opening to garden. Door to useful storage cupboard housing meter boxes. Feature fireplace with stone hearth and wooden surround. Ceiling light, spot lighting, wall lights, coving and radiator.

Bedroom Two



UPVC double glazed sash windows to rear. Fitted wardrobes, desk area and cupboards. Coving and wall lights.

Bathroom



Four piece suite comprising; vanity unit with inset wash hand basin with chrome mixer tap, WC with push button flush, bidet with chrome mixer tap, panelled bath with glass screen and chrome mixer tap with wall mounted shower controls and hand held shower attachment on riser rail. Fully tiled. Spot lighting, extractor, shaver point. Ladder style towel radiator. Wall mounted mirror. Wall mounted mirrored vanity cabinet.

External



To the front - paved pathway leading to the front door.
Variety of plants, trees and shrubs.
To the rear - paved area with bordering trees and shrubs.
Access to garage.

Garage

Electric up and over door. Power and lighting.

Additional Information

Tenure - Freehold

Council Tax Band - C

EPC Results

Current Energy Efficiency Rating - D (63)

Potential Energy Efficiency Rating - B (55)

Current Environmental Impact Rating - D (60)

Potential Environmental Impact Rating - B (84)

Disclaimer:

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, electric appliances and any fittings in the sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.

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Floor Plans



Ground Floor
Area: 53.6 m² ... 577 ft²



First Floor
Area: 34.9 m² ... 376 ft²

Total Area: 88.5 m² ... 953 ft²