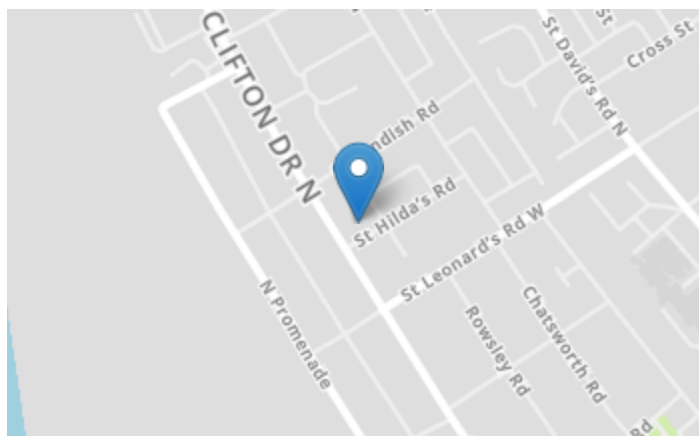
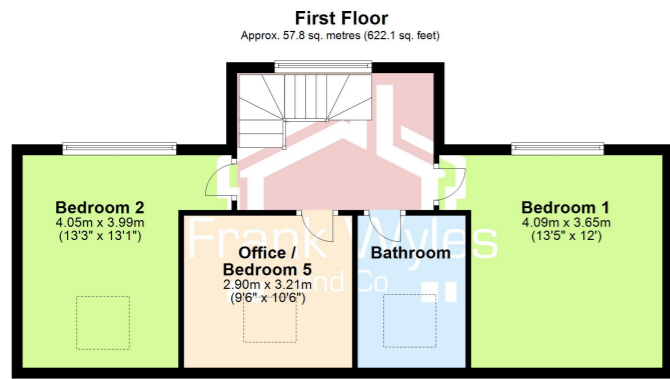
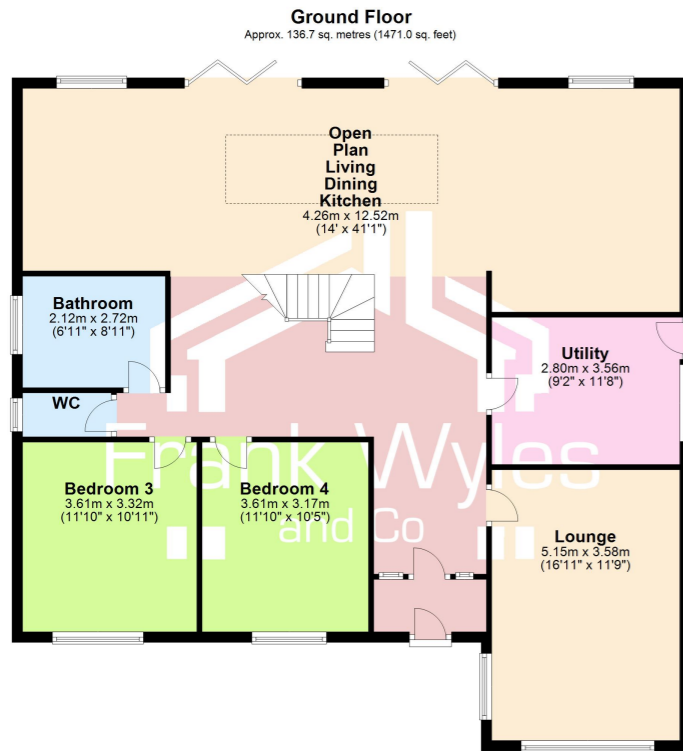


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	
(81-91) B	
(69-80) C	
(55-65) D	60
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	



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424 Clifton Drive North,
Lytham St Annes, Lancashire, FY8 2PW

- Deceptively Spacious Detached Family Home
- Stunning Open Plan Living Dining Kitchen
- 4 Bedrooms, 2 Bathrooms
- Office / Bedroom 5
- Just A Short Stroll To The Sea Front
- Enclosed Rear Garden, Perfect For Entertaining
- Viewing Essential



£540,000

Freehold
Energy Efficiency Rating: D



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(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.
(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



424 Clifton Drive North, Lytham St Annes, Lancashire, FY8 2PW £540,000

Not to be missed. This deceptively spacious detached property is in a very popular location, being just a short walk from the beach. The property boasts a most impressive open plan living dining kitchen spanning the width of the property. The rest of the accommodation briefly comprises a further reception, utility, 5 bedrooms, 2 bathrooms. Enclosed private garden to the rear, perfect for entertaining. Early viewing is highly recommended.

Tenure: Freehold

Council Tax: Band F

Entrance Porch

Secure composite front door with keyless entry, opaque UPVC double glazed panelled windows to the side, tiled flooring, cupboard housing electric meter, door to:

Reception Hall

Stunning Open Plan hallway with feature central staircase leading to the living dining kitchen. In the hallway there are three radiators, ceiling cornice and access to all ground floor rooms.

Open Plan Living Dining Kitchen

12.52m (41'1") x 4.26m (14')

Flooded with natural light spanning the width of the property, two sets of trifold doors leading to the garden, two further UPVC full height double glazed windows overlooking the rear garden, TV point, telephone point, three wall lights.

Contemporary high-gloss grey kitchen with feature island, complimentary beton cire countertop over, stainless steel sink with mixer tap, four ring induction hob with extractor hood over, two integrated fan assisted electric ovens, space for American style fridge freezer, plumbing for dishwasher, two radiators.

Utility Room

3.56m (11'8") x 2.80m (9'2")

White kitchen cabinets with complimentary countertop over, stainless steel sink with mixer tap, space for undercounter fridge, plumbing for washing machine, space for tumble dryer, UPVC double glazed window to the side, UPVC door leading to the driveway.

Lounge

5.15m (16'11") x 3.58m (11'9")

Feature living flame gas fire with marble hearth and surround, UPVC double glazed window to the front, UPVC double glazed window to the side, ceiling cornice, radiator.

Bedroom 3

3.61m (11'10") x 3.32m (10'11")

UPVC double glazed window overlooking the front, radiator, ceiling cornice.

Bedroom 4

3.61m (11'10") x 3.17m (10'5")

UPVC double glazed window overlooking the front, radiator, ceiling cornice

Bathroom

Modern bathroom with double shower, wall hung double sink with two mixer taps, mirrored cabinets, radiator and heated towel rail, full height tiling to all walls, tiled flooring, obscure UPVC double glazed window.

Separate WC

Lowlevel WC, wash handbasin, radiator, full height tiling to all walls, tiled floor, obscure UPVC double glazed window.

First Floor

Galleried Landing

UPVC double glazed window overlooking the rear with open views, door to:

Bedroom 1

4.09m (13'5") x 3.65m (12')

UPVC double glazed window to the rear, radiator.

Bedroom 2

4.05m (13'3") x 3.99m (13'1")

UPVC double glazed window to the rear, velux window to the front, radiator.

Bedroom 5

3.21m (10'6") x 2.90m (9'6")

Velux window, radiator.

Bathroom

Modern four piece suite comprising free standing bath with central mixer taps, shower enclosure with mixer shower, wash handbasin, low-level WC, radiator, Velux window.

External

Front

Low maintenance walled front garden with borders, lawned Waze driveway giving offstreet parking for several cars.

Rear Garden

Raised entertaining decked area spanning the width of the property accessed from the open plan living dining kitchen, stairs down to the private walled garden, mainly laid to lawn with borders. Further outdoor entertaining space with built-in bar, lounge and covered hot tub area.

Garage

3.2m x 5.8m

Open over door, power and light

