

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	79
(55-68) <b>D</b>	62
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	

Not energy efficient - higher running costs  
England, Scotland & Wales

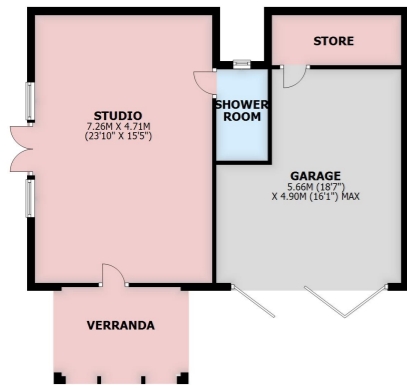


**445 Clifton Drive North,**  
Lytham St Annes, Lancashire, FY8 2PW

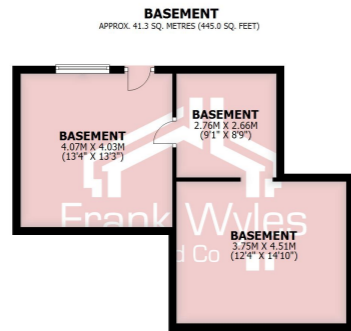
**£675,000**

- Large Detached Family Home in a Prime Location
- Short Walk To The Sea Front
- 2 Receptions & Large Dining Kitchen
- Studio To The Rear, Perfect of Entertaining
- Viewing Highly Recommended
- 5 Bedrooms, 2 Bathrooms
- Large Garage

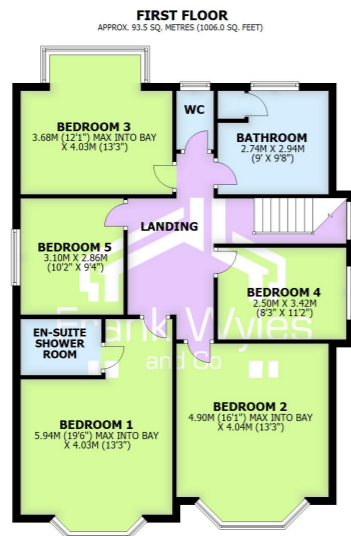
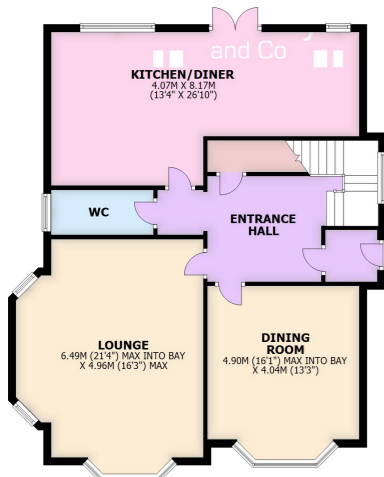
Leasehold  
Energy Efficiency Rating: D



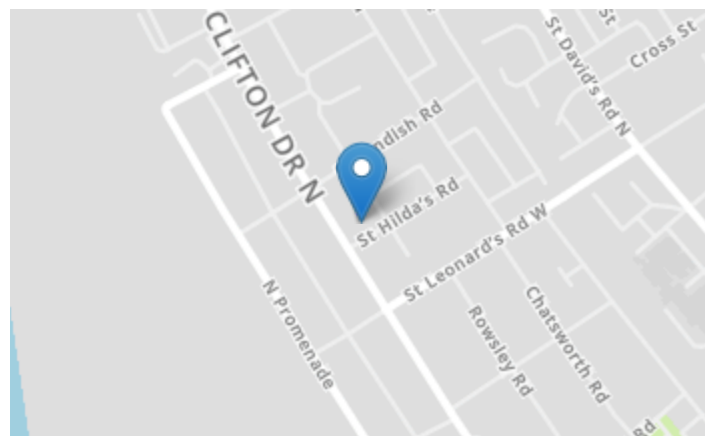
**GROUND FLOOR**  
APPROX. 95.6 SQ. METRES (1028.9 SQ. FEET)



**BASEMENT**  
APPROX. 41.3 SQ. METRES (445.0 SQ. FEET)



**FIRST FLOOR**  
APPROX. 93.5 SQ. METRES (1006.9 SQ. FEET)



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(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.





# 445 Clifton Drive North, Lytham St Annes, Lancashire, FY8 2PW £675,000

A Must See! This Stunning Family Residence has been tastefully refurbished to the highest standard and is just a short walk to the beach and within easy access of St. Annes Square. The generous accommodation comprises 2 large receptions, open plan living dining kitchen, 5 bedrooms, 2 bathrooms and basement. The property is set in well kept landscaped gardens and has a large studio to the rear which could have many uses. Early Viewing Is Highly Recommended!

Tenure: Leasehold

Council Tax: Band E



## Ground Floor

Porch

Door to:

Entrance Hall

Obscure double glazed window to side, radiator, stairs to first floor with storage cupboard under, door to:

Lounge 6.49m (21'4") max into bay x 4.96m (16'3") max

Double glazed bay window to front, two leaded windows to side, two radiators, TV point, two wall light points, coving to ceiling.

Dining Room 4.90m (16'1") max into bay x 4.04m (13'3")

Double glazed bay window to front, two radiators, TV point, coving to ceiling.

Kitchen/Diner 8.17m (26'10") x 4.07m (13'4")

Fitted with a matching range of base and eye level units with worktop space over, breakfast bar, 1+1/2 bowl sink with single drainer and mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in double oven, built-in hob with extractor hood over, two double glazed windows to rear, radiator, TV point, double doors to rear garden.

WC

Obscure double glazed window to side, fitted with two piece suite comprising pedestal wash hand basin and WC, radiator.

## First Floor

Landing

Obscure double glazed window to side, door to:

Bedroom 1 5.94m (19'6") max into bay x 4.03m (13'3")

Double glazed bay window to front, two radiators, TV point, door to:

En-suite Shower Room 2.15m (7'1") x 1.50m (4'11")

Fitted with three piece suite comprising shower enclosure with fitted shower, pedestal wash hand basin with mixer tap, and WC, heated towel rail, extractor fan.

Bedroom 2 4.90m (16'1") max into bay x 4.04m (13'3")

Double glazed bay window to front, two radiators, TV point, TV point.

Bedroom 3 4.03m (13'3") x 3.68m (12'1") max into bay

Double glazed box bay window to rear, radiator.

Bedroom 4 3.42m (11'2") x 2.50m (8'3")

Double glazed window to side, radiator.

Bedroom 5 3.10m (10'2") x 2.85m (9'4")

Double glazed window to side, radiator, picture rail.

Bathroom 2.94m (9'8") x 2.74m (9')

Fitted with four piece suite comprising panelled bath with hand shower attachment and mixer tap, pedestal wash hand basin with mixer tap, shower enclosure with fitted shower and WC, full height tiling to all walls, heated towel rail, obscure double glazed window to rear, built-in airing cupboard housing, hot water tank.

WC

Obscure double glazed window to rear, WC, full height tiling to all walls.

## Basement

Accessed via external staircase to the rear. Three storage rooms with potential for development.

## External

Front

Block paved driveway with off street parking space for multiple vehicles and access down the side of the property to:

Garage 5.66m (18'7") x 4.90m (16'1") max

Folding doors, power and light connected, access to store room.

Rear

Landscaped rear garden with decked and lawned areas, planted borders of shrubs and trees.

## Studio

7.26m (23'10") x 4.71m (15'5")

Two double glazed windows to side, parquet flooring, picture rail, open fire with fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, space for fridge, French doors to side, door to:

Shower Room

Fitted with two piece comprising, wall mounted wash hand basin and WC, part tiled walls, fitted with three piece suite comprising shower enclosure with fitted electric shower, pedestal wash hand basin with mixer tap, and WC, extractor fan, window to rear.

