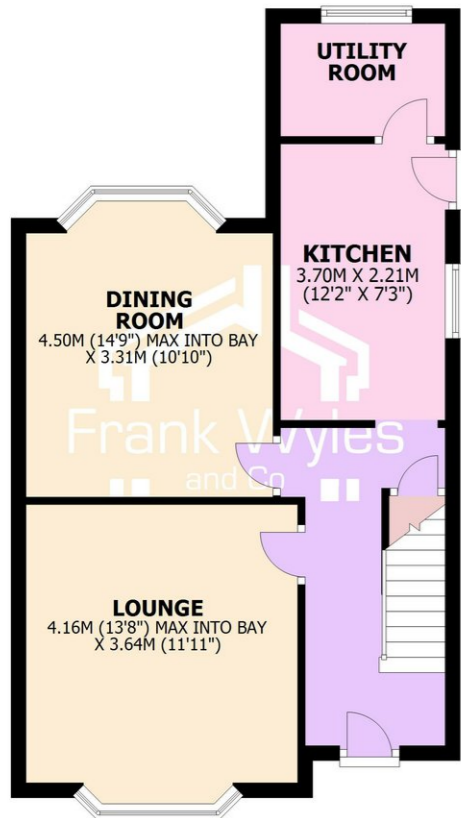
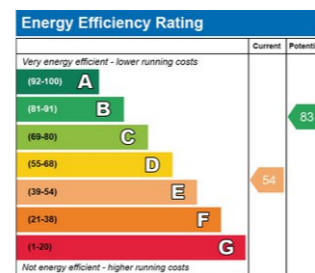
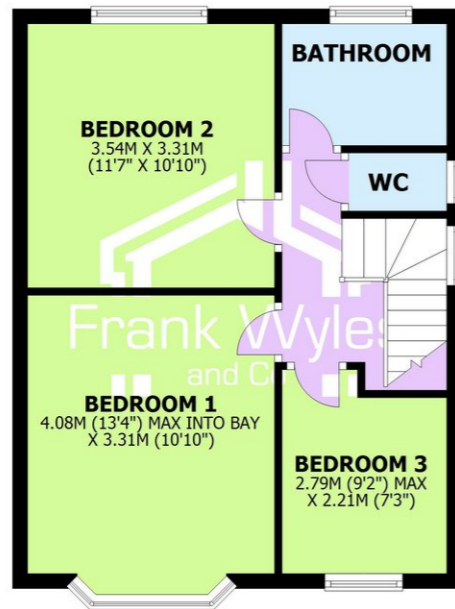




GROUND FLOOR
APPROX. 47.0 SQ. METRES (506.0 SQ. FEET)



FIRST FLOOR
APPROX. 41.5 SQ. METRES (447.2 SQ. FEET)



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14 Clive Avenue, Lytham St Annes FY8 2RU

- Semi Detached Family Home In A Popular Area
- Presented To The Highest Standard
- 2 Receptions
- Newly Fitted Kitchen
- 3 Bedrooms
- Private Garden

£240,000
Leasehold



Situated in a sought-after residential area, this chain free semi-detached family house has recently undergone refurbishment, ensuring a modern and fresh interior. The accommodation boasts two reception rooms, providing ample space for living and entertaining. A newly fitted kitchen adds a contemporary touch, while a utility room offers convenience.

The property offers three bedrooms, a bathroom, and a separate WC, catering to the needs of a growing family. Outside, there is a driveway and a garage, providing parking options and storage. Gardens at the front and rear enhance the outdoor space, offering areas for relaxation and recreation.

With its desirable location and recent refurbishment, this property presents an excellent opportunity for a family home.

Tenure: Leasehold

Council Tax: Band C



Entrance Hall Radiator, dado rail, coving to ceiling, stairs to first floor with storage cupboard under, doorway to Kitchen, door to:

Lounge 4.16m (13'8") max into bay x 3.64m (11'11") Double glazed bay window to front, radiator, TV point, dado rail, coving to ceiling.

Dining Room 4.50m (14'9") max into bay x 3.31m (10'10") Double glazed bay window to rear, radiator, coving to ceiling, log effect gas fire with marble inset and hearth.

Kitchen 3.70m (12'2") x 2.21m (7'3") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, integrated dishwasher, space for fridge and freezer, built-in oven, built-in gas hob with extractor hood over, double glazed window to side, radiator, external door to side, door to:

Utility Room 2.21m (7'3") x 1.51m (5') Plumbing for washing machine, space for tumble dryer, obscure double glazed window to rear, radiator, wall mounted combination boiler.

First Floor

Landing Obscure double glazed window to side, door to:

Bedroom 1 4.08m (13'4") max into bay x 3.31m (10'10") Double glazed bay window to front, radiator.

Bedroom 2 3.54m (11'7") x 3.31m (10'10") Double glazed window to rear, radiator, dado rail.

Bedroom 3 2.79m (9'2") max x 2.21m (7'3") Double glazed window to front, radiator.

Bathroom Fitted with two piece suite comprising panelled bath with shower attachment, mixer tap and glass screen, and pedestal wash hand basin, part tiled walls, obscure double glazed window to rear, radiator.

WC Obscure double glazed window to side, WC, part tiled walls, tiled flooring.

External Driveway with off street parking space for several vehicles and leading to a garage with up-and-over door. Gardens to the front and rear of the property.

