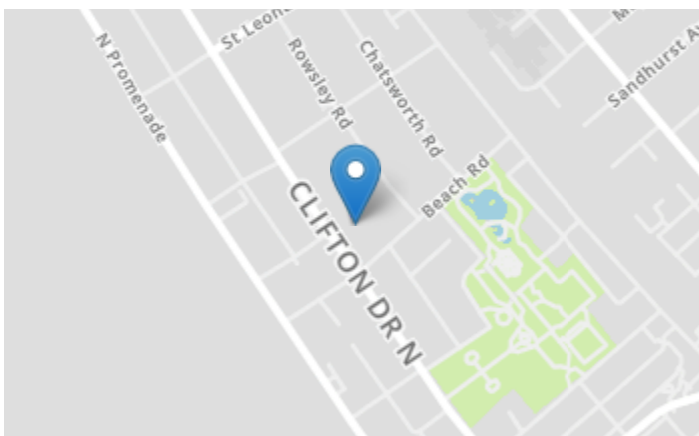
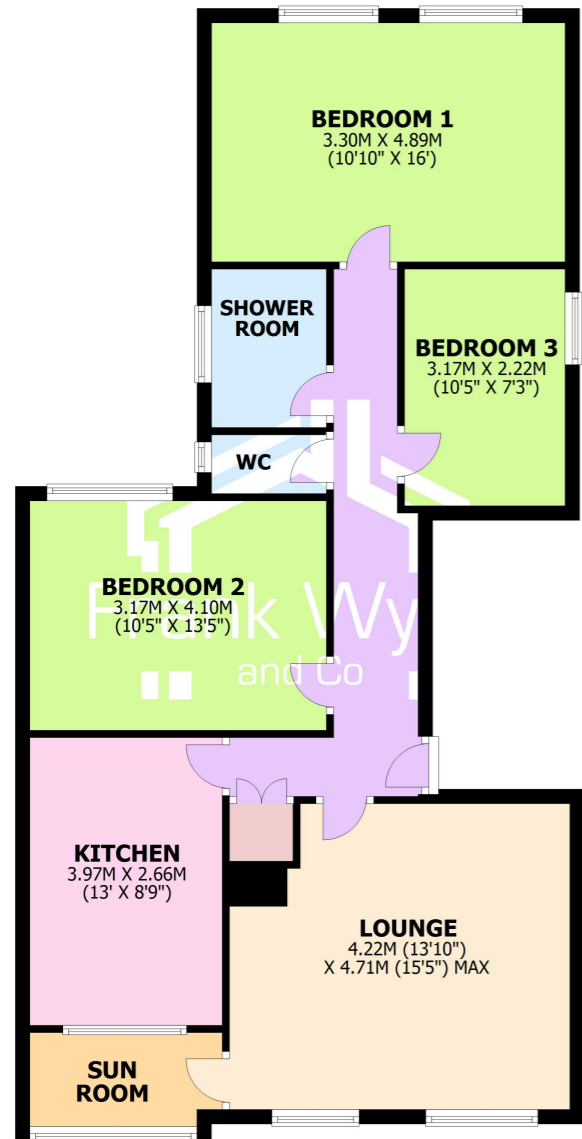


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D	68	70
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

**SECOND FLOOR**  
APPROX. 86.9 SQ. METRES (935.3 SQ. FEET)



**01253 713 695**

21 Orchard Road, St. Annes FY8 1RY

**01253 731 222**

11 Park Street, Lytham FY8 5LU

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**Darley Court, Flat 3 Clifton Drive North,  
Lytham St Annes, Lancashire, FY8 2NP**



- Second Floor Apartment Close to the Sea Front
- Reception & Fitted Dining Kitchen
- Sun Room
- 3 Bedrooms
- Garage
- Viewing Essential To Fully Appreciate

**£158,500**

Leasehold  
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.



## Darley Court, Flat 3 Clifton Drive North,

Lytham St Annes, Lancashire, FY8 2NP

**£158,500**

This spacious second floor apartment is located just a short stroll from the sea front, Ashton Gardens and the town centre. The accommodation comprises a lounge, a fitted kitchen, three bedrooms, a shower room, a separate wc and a sun room. The property has a garage and there are communal gardens.

Council Tax: Band C

Service Charge: £1,440 pa

Tenure: Leasehold (852 years)

### Second Floor

#### Entrance Hall

Radiator, built-in cupboard, door to:

#### Lounge

4.71m (15'5") max x 4.22m (13'10")  
Two double glazed windows to front, radiator, TV point, two wall light points, door to:

#### Sun Room

Double glazed window to front.

#### Kitchen

3.97m (13') x 2.66m (8'9")  
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 fridge/freezer, plumbing for washing machine and dishwasher, built-in oven, built-in hob with pull out extractor hood over, double glazed window to front, radiator.

#### Bedroom 1

4.89m (16') x 3.30m (10'10")  
Two double glazed windows to rear, fitted bedroom suite with a range of wardrobes, two radiators.

#### Bedroom 2

4.10m (13'5") x 3.17m (10'5")  
Double glazed window to rear, radiator.

#### Bedroom 3

3.17m (10'5") x 2.22m (7'3")  
Double glazed window to side, radiator.

#### Shower Room

Fitted with three piece suite comprising shower enclosure with fitted electric shower, vanity wash hand basin with storage under and mixer tap, and bidet, full height tiling to all walls, heated towel rail, obscure double glazed window to side, tiled flooring.

#### WC

Obscure double glazed window to side, wc

#### External

Private garage with up-and-over door, communal gardens.

