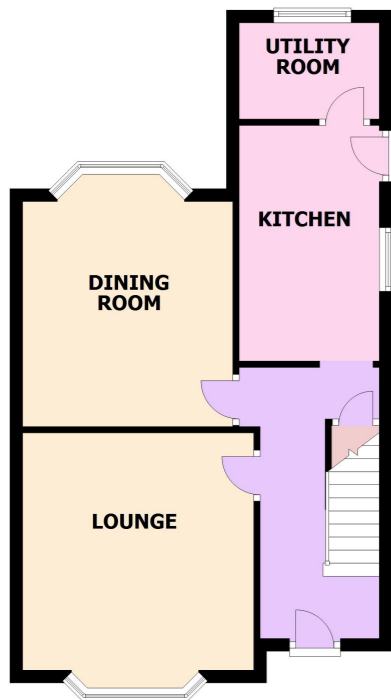


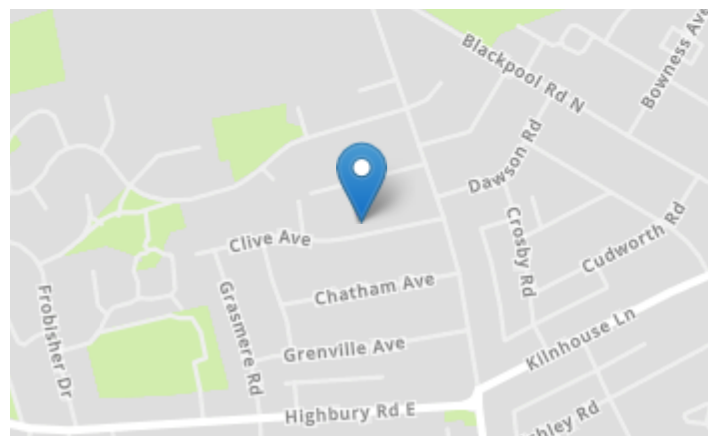
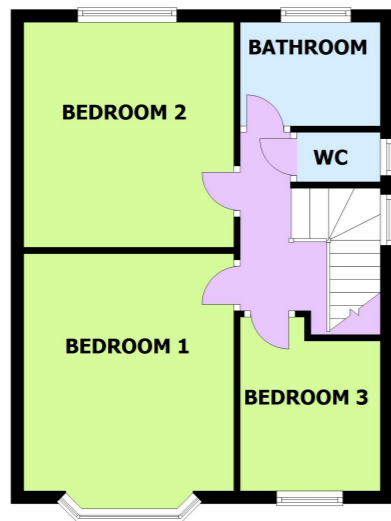
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		75
(55 to 68) D		
(39 to 54) E	51	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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



FIRST FLOOR
APPROX. 41.5 SQ. METRES (447.2 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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14 Clive Avenue,
Lytham St Annes, Lancashire, FY8 2RU

- Semi Detached Family House
- Popular Residential Location
- 2 Receptions
- 3 Bedrooms
- Garage & Driveway
- Viewing Highly Recommended



£189,500

Leasehold
Energy Efficiency Rating: E





**14 Clive Avenue,
Lytham St Annes, Lancashire, FY8 2RU
£189,500**

This semi detached family house is located in a popular residential area. The accommodation comprises two reception rooms, a fitted kitchen, a utility room, three bedrooms, a bathroom and a separate wc. Outside there is a driveway, a garage and gardens to the front and rear.

Tenure: Leasehold

Council Tax Band C

Ground Floor

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, gas fire with marble inset and hearth.

Dining Room

4.50m (14'9") max into bay x 3.31m (10'10")
Double glazed bay window to rear, radiator, TV point, 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, space for dishwasher, space for fridge and freezer, gas point for cooker 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, TV point, 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, Telephone point, 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. Motion sensor security lights to the front and rear, external water tap. Gardens to the front and rear of the property.

