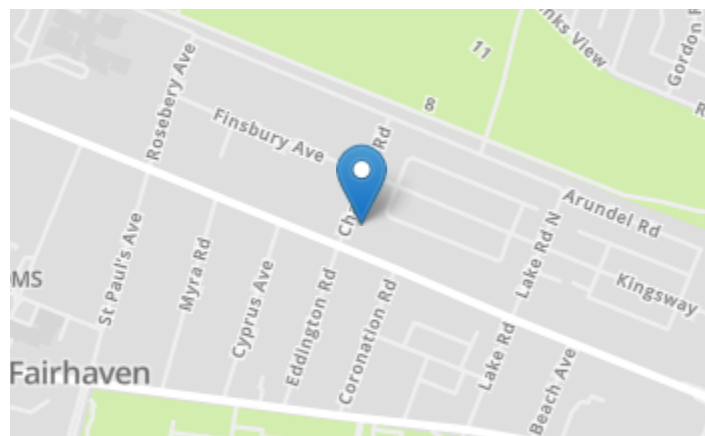
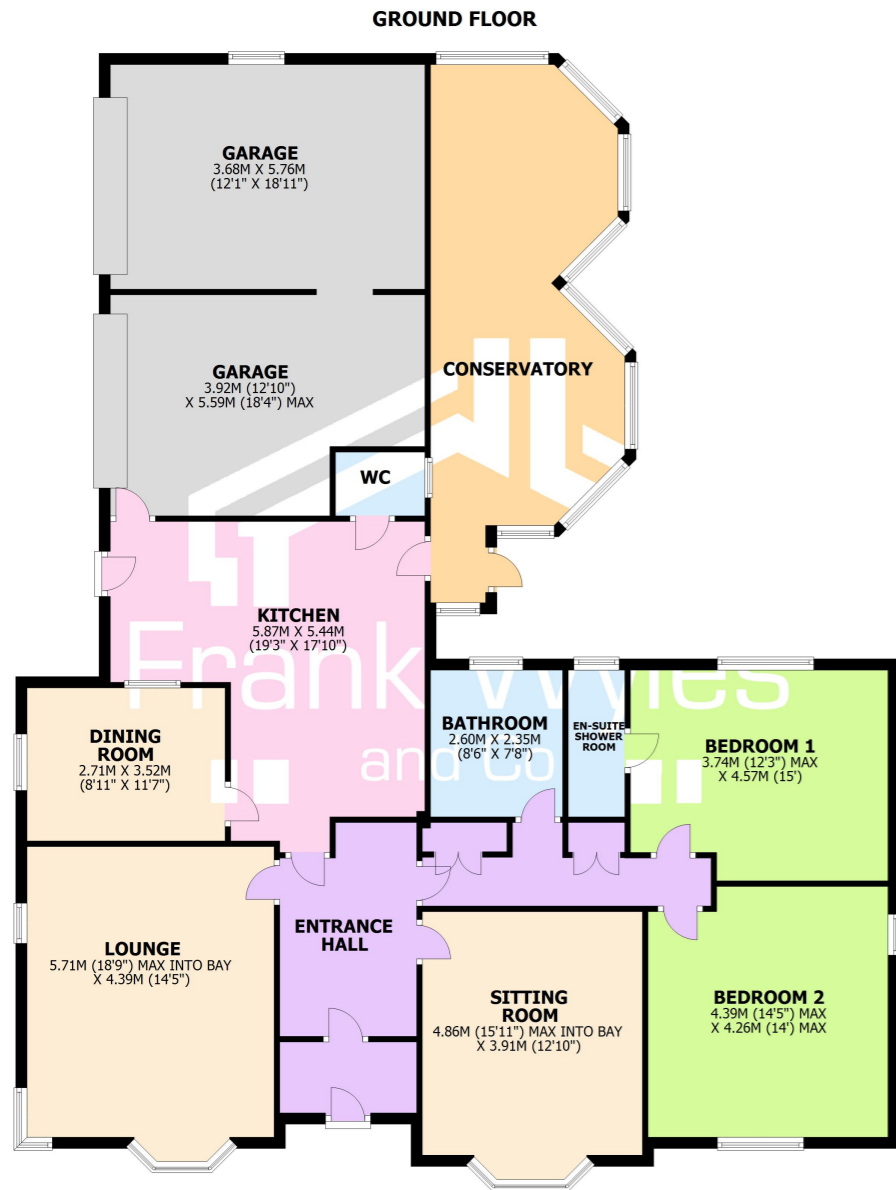


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU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



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**117 Clifton Drive,**  
 Lytham St Annes, FY8 1BY

- Detached 2/3 Bedroom True Bungalow
- Located On Corner Of Clifton Drive & Channing Road
- Kitchen, Dining Room, Lounge & Conservatory
- Sitting Room/Third Bedroom
- Two Double Bedrooms, En Suite, Bathroom & WC
- Gardens, Two Garages & Driveway



**£599,950**

Freehold  
 Energy Efficiency Rating: D





# 117 Clifton Drive, Lytham St Annes, FY8 1BY £599,950

Located On The Corner Of Clifton Drive & Channing Road, This Detached True Bungalow Offers Versatile Accommodation In The Form Of Lounge, Dining Room, Kitchen, Conservatory, WC, Sitting Room/Third Bedroom, Two Double Bedrooms, En Suite & Family Bathroom. With Gardens To The Front & Rear, The Property Further Benefits From A Driveway & Two Garages. A Definite Must View To Fully Appreciate!

Tenure: Freehold. Council Tax Band: F

## Ground Floor

### Porch

Door to:

### Entrance Hall

Radiator. Doors leading to:

### Lounge 5.71m (18'9") max into bay x 4.39m (14'5")

Double glazed bay window to front and double glazed window to side. Two radiators, decorative coving to ceiling, and coal effect gas fire with marble inset and hearth.

### Dining Room 3.52m (11'7") x 2.71m (8'11")

Double glazed window to side and window to rear. Radiator.

### Kitchen 5.87m (19'3") x 5.44m (17'10")

Fitted with a range of units with granite worktops and matching island incorporating a 1+1/2 bowl sink with mixer tap and four ring gas hob with extractor above. Space for fridge/freezer. Built-in double oven. Wall mounted concealed boiler. Door to rear garden.

### Conservatory 8.17m (26'10") x 3.45m (11'4") max

With double glazed polycarbonate roof and ceiling fan. Two radiators, and tiled flooring. Double glazed door to rear garden.

### WC

Obscure window to side. Fitted with two piece suite comprising inset wash hand basin with storage under, mixer tap and tiled splashback, and WC. Extractor fan, radiator, and tiled flooring.

### Inner Hallway

Built-in cupboards. Radiator. Doors leading to:

### Sitting Room/Bedroom 3 4.86m (15'11") max into bay x 3.91m (12'10")

Bay window to front. Coal effect gas fire with marble inset and hearth. Fitted storage.

### Bedroom 1 4.57m (15') x 3.74m (12'3") max

Double glazed window to rear. Fitted bedroom suite with a range of wardrobes. Radiator. Door to:

## En-Suite Shower Room

Obscure double glazed window to rear. Fitted with three piece suite comprising shower area with fitted shower, wall mounted wash hand basin with mixer tap, and WC. Full height tiling to all walls. Heated towel rail, extractor fan, and tiled flooring.

### Bedroom 2 4.39m (14'5") max x 4.26m (14') max

Double glazed window to front and obscure double glazed window to side. Fitted bedroom suite with a range of wardrobes. Radiator.

## Bathroom

Obscure double glazed window to rear. Fitted with three piece suite comprising bath with hand shower attachment and mixer tap, wall mounted wash hand basin with mixer tap, and WC. Full height tiling to all walls, heated towel rail, extractor fan, and shaver point.

## External

### Gardens

Front:

Low maintenance pebbled area with mature shrubs. Block paved pathway leading to front door.

Rear:

Private garden. Mainly laid to lawn and paved patio area.

### Driveway

Providing off road parking to side and leading to:

### Garage 5.59m (18'4") max x 3.92m (12'10")

Power and light. Electric roller door.

### Second Garage 5.76m (18'11") max x 3.68m (12'1")

Power and light. Window to rear. Electric roller door.

