



**South Clifton Street  
Lytham St Annes  
Lancashire  
FY8 5HN**

**Offers in Excess of £245,000**

**bettermove**

# South Clifton Street

## Lytham St Annes

Bettermove are proud to present this 2 bedroom terraced house in Lytham St Annes, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has on street parking available. The council tax band is B.

This is a leasehold property with 912 years remaining on the lease; the ground rent is £1.00 every 6 months.

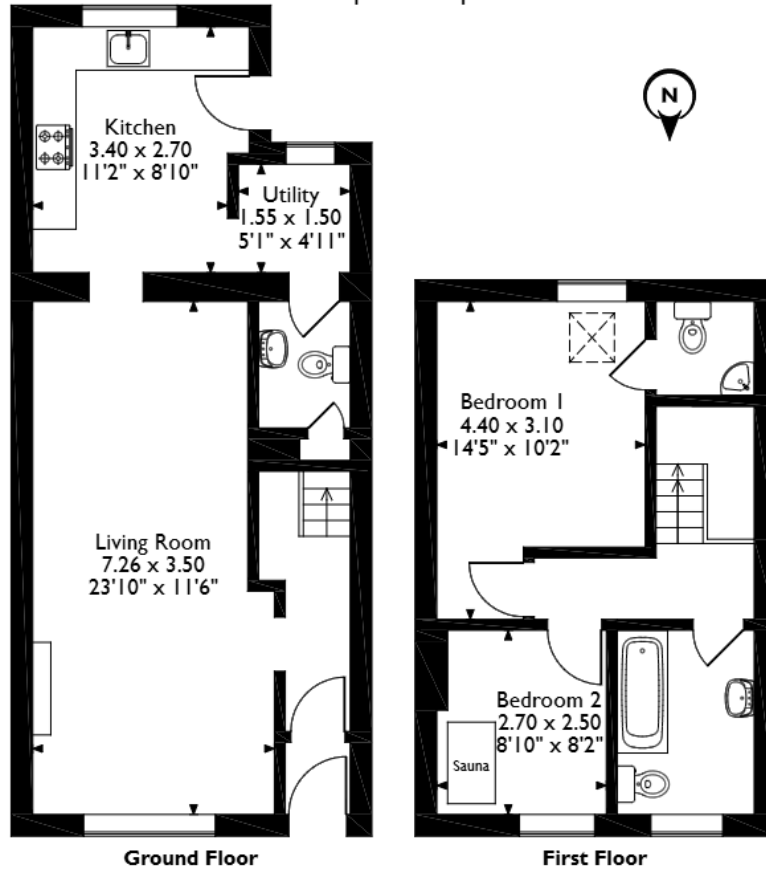
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, utility and WC on the ground floor. The first floor consists of 2 bedrooms, a WC and the family bathroom. The exterior boasts a private rear yard.

Located in the popular town of Lytham St Annes, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs, as well as a short walk to the beach. Excellent transport connections can be found from Lytham Train Station, as well as a range of local buses, and Blackpool Airport.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



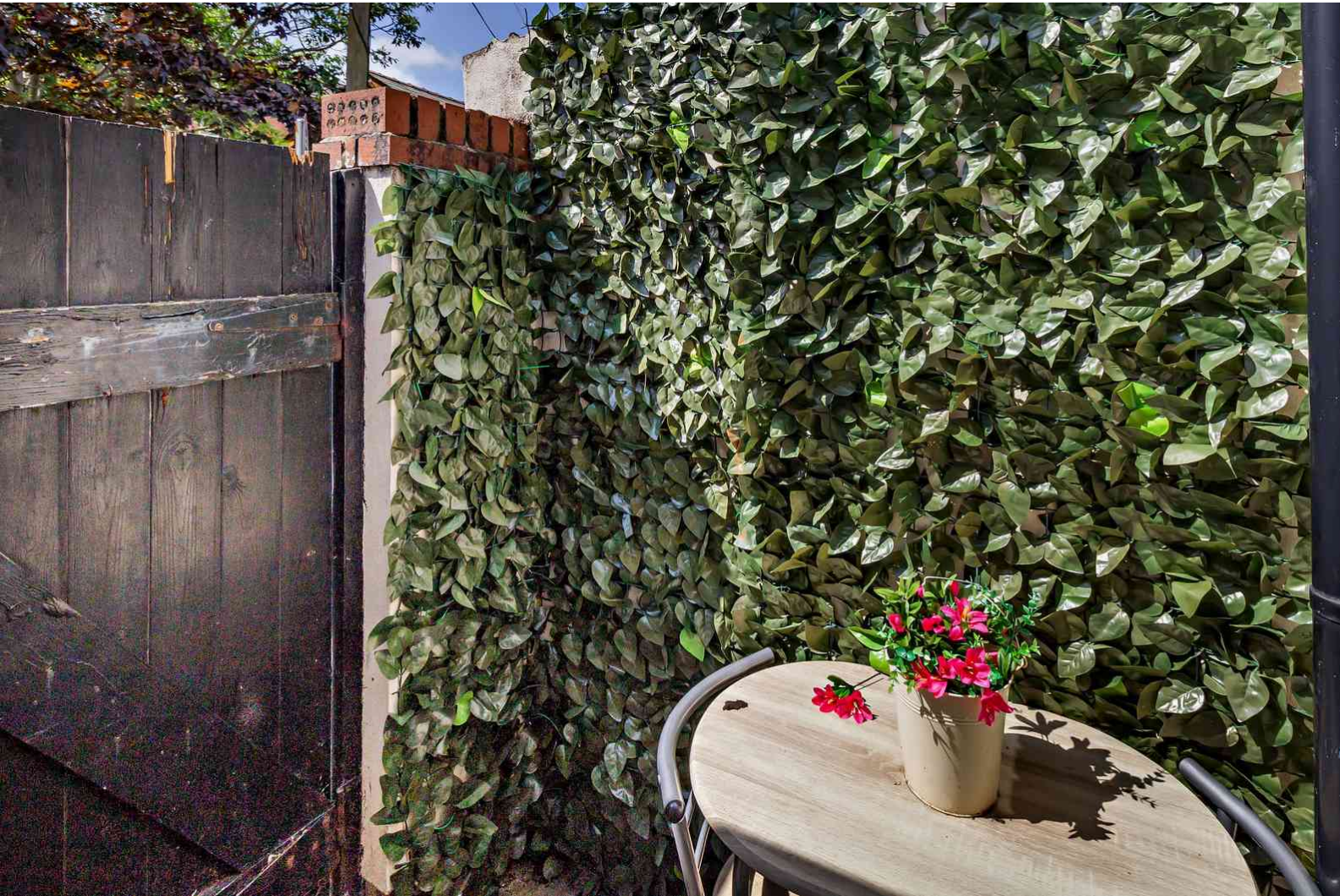
South Clifton Street, Lytham St. Annes, Lancashire  
Approximate Gross Internal Area  
76 Sq M/818 Sq Ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC





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