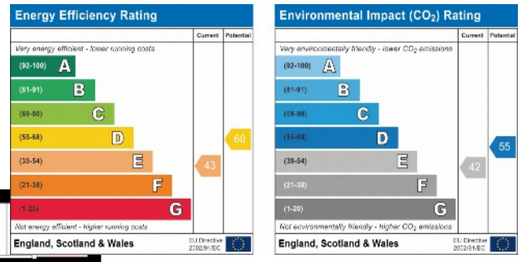
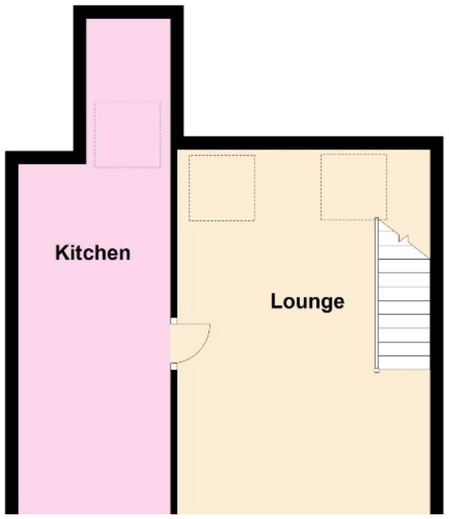






## Second Floor

## Third Floor

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# Flat 4, 78/80 Clifton St

## Lytham FY8 5EN

Frank Wyles and Co

- Spacious Duplex Apartment
- Located in the Heart of Lytham
- Within a Minute's Walk of Lytham Green & Sea Front
- Lounge and Kitchen
- Two Double Bedrooms
- Modern Bathroom

**£144,950**

Tenure Leasehold
Energy Efficiency Rating E 43:

# Flat 4, 78/80 Clifton St

Lytham FY8 5EN

## £145,000

Spacious Second & Third Floor  Duplex Apartment Located in the Heart of Lytham and Within a Minute's Walk of Lytham Green. Lounge, Kitchen, Two Double Bedrooms, and Modern Bathroom. Local Transport Links. Available With No Forward Chain.

Tenure:  Leasehold
Ground Rent: Peppercorn
Service Charge: To be confirmed

**Communal Entrance**
Metal staircase leading to main door on first floor. Staircase leading to second floor.

**Second Floor**
**Entrance Hall**
Door to walk-in storage cupboard housing boiler. Enclosed staircase up to the lounge. Doors to:

**Bedroom 1**  5.09m (16'8") max x 3.67m (12'1")
Two windows to front. Radiator.

**Bedroom 2**  3.85m (12'8") x 3.80m (12'6")
Two windows to front.  Radiator, and picture rail.

**Bathroom**
Window to front. Fitted with four piece suite comprising panelled with telephone style mixer tap, pedestal wash hand basin with mixer tap, shower enclosure with fitted electric shower, and WC. Radiator.

**Third Floor**

**Lounge**  5.68m (18'8") x 3.87m (12'8")
Two velux windows. Radiator, and TV point.  Door to:

**Kitchen**  7.68m (25'2") max x 2.32m (7'7")
Velux window. Fitted with a range of base and eye level units with worktop space over incorporating a stainless steel sink with single drainer and mixer tap. Plumbing for washing machine, space for fridge freezer, built-in oven, and hob with extractor hood over. Radiator.