



**Clifton Drive
Lytham St Annes
Lancashire
FY8 1AS**

Offers in Excess of £610,000

bettermove

Clifton Drive Lytham St Annes

Bettermove are proud to present this impressive Victorian period property with 6 bedrooms in the sought after area of Lytham St Annes.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the driveway and the garage. The council tax band is F.

This is a leasehold property with 866 years remaining on the lease; the ground rent is £7 per annum if demanded and there is no service charge.

The interior of this beautifully presented property comprises a traditional entrance porch and large hallway leading to the spacious living room and lounge, the open plan kitchen and dining area leading to the conservatory, utility room and downstairs WC on the ground floor. The first floor consists of 3 bedrooms, including the master bedroom with an ensuite bathroom and the family bathroom. The second floor has a further three bedrooms with one ensuite bathroom, office room and the second family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Lytham St Annes, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Andsell & Fairhaven Train Station, the M55 and Many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe. Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs. The exclusivity fee is returned to you upon successful completion of the property.






GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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