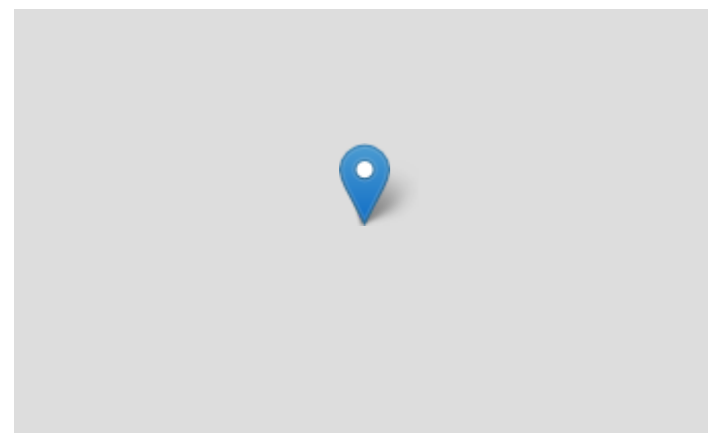


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E	44	49
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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**Flat 2, 344 Clifton Drive North,**  
LYTHAM ST ANNES, Lancashire, FY8 2PB

- Ground Floor Apartment
- Stunning Original Features
- Large Reception Room
- Double Bedroom
- Modern Dining Kitchen
- Viewing Essential



**£129,950**

Leasehold  
Energy Efficiency Rating: E



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(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.





## Flat 2, 344 Clifton Drive North,

LYTHAM ST ANNES, Lancashire, FY8 2PB

**£129,950**

This Stunning Ground Floor Apartment retains many original features and is just a very short walk from the sea front and town center. The accommodation comprises a large reception, double bedroom, bathroom, fitted living dining kitchen with direct access to the communal garden to the rear. Early viewing is highly recommended.

Tenure: Leasehold:

Council Tax Band A

Service Charge: £70 per month

Pets Are Allowed



## Ground Floor

### Lounge

4.56m (14'11") x 4.54m (14'11")

Two double glazed full height windows to the side with juliet balconies, two wall mounted electric panel heaters, TV point, four wall lights, feature antique stove, double door to

### Double Bedroom

4.24m (13'11") x 3.50m (11'6")

Double glazed window to rear, wall mounted electric panel heater, TV point, door to cupboard housing hot water cylinder.

### Dining Kitchen

5.61m (18'5") x 2.62m (8'7")

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with single drainer and mixer tap, concealed under-unit lights, space for fridge/freezer and washing machine, built-in oven, built-in four ring electric

hob with extractor hood over, double glazed window to side, wall mounted electric panel heater, double doors to rear.

### Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over, mixer tap and glass screen, wash hand basin in vanity unit with storage under, mixer tap, mirror and shaver point and light and WC, tiled splashbacks, heated towel rail, extractor fan.

### External

Access to the communal garden, decked area to the rear. Car parking space.

