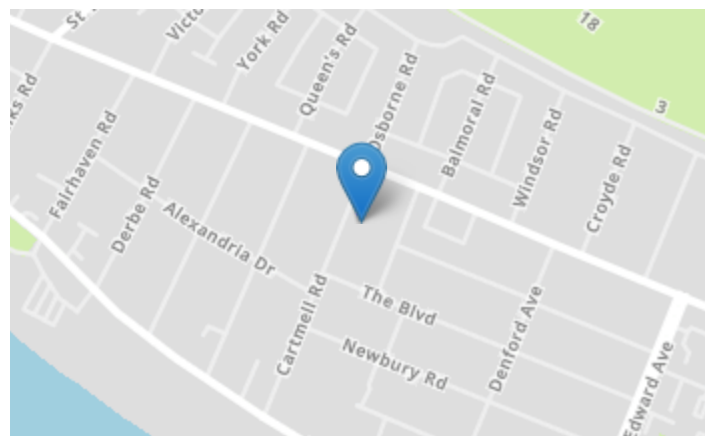
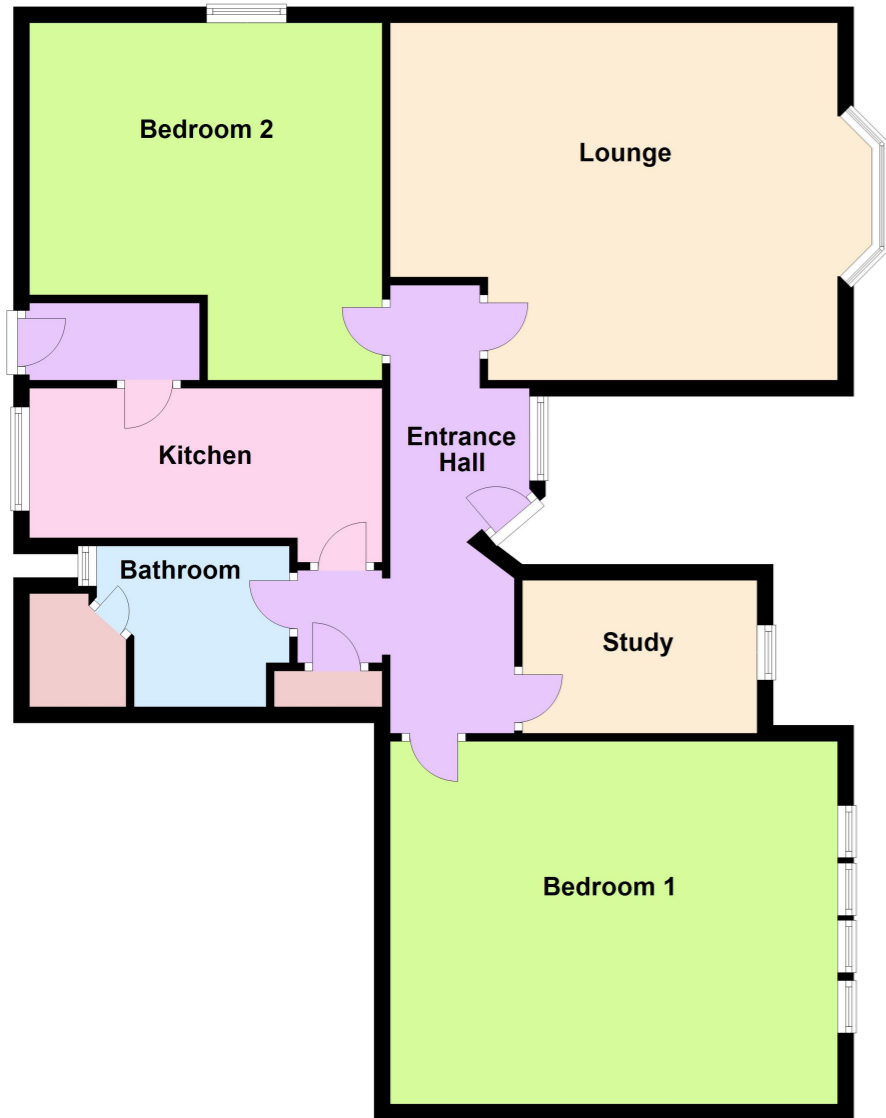


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E	53	60
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

**Second Floor**



**01253 713 695**  
**21 Orchard Road, St. Annes FY8 1RY**

**01253 731 222**  
**11 Park Street, Lytham FY8 5LU**

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**Second Floor, 231 Clifton Drive South,**  
**Lytham St Annes, Lancashire, FY8 1HU**



- Second Floor Apartment Close to the Sea Front
- Chain Free
- Large Reception
- 2 Double Bedrooms & Study
- Early Viewing Highly Recommended

**£99,950**

Leasehold  
 Energy Efficiency Rating: E



Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -  
 (1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.  
 (2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



## Second Floor, 231 Clifton Drive South,

Lytham St Annes, Lancashire, FY8 1HU

**£99,950**

This chain free, second floor flat is conveniently located close to the sea front and within easy reach of St. Annes town centre. The spacious accommodation comprises a reception room, a fitted kitchen, two double bedrooms, a study and a bathroom.

No Pets Allowed



## SECOND FLOOR

### PRIVATE LANDING AREA

Staircase with balustrades from first floor landing, window to side elevation, ceiling light, dado rail, features lead glazed door with toplight to:

### ENTRANCE HALL

Lead glazed panel window to private landing, ceiling light, radiator, fuse cupboard, door to storage cupboard, Delph rack, door to:

### LOUNGE (23' 2") x (14' 11") maximum

Measurements include bay window with open views to side aspect, fireplace and hearth, radiator, ceiling and wall lights, television point, telephone point.

### KITCHEN (14' 10") x (7' 3") maximum

Door from entrance hall, recently fitted with a matching range of base and eye-level units with worktop over, stainless steel sink unit with single drainer and mixer tap, double glazed window to side elevation, built-in oven, four ring hob with extractor hood over and fridge/freezer, plumbed for washing machine, ceiling light, door to:

### REAR HALLWAY

Glazed entrance door from external fire escape.

### BEDROOM No. 1 (18' 7") x (14' 11") maximum

Door from entrance hall, four windows with open views to side aspect, fireplace and hearth, radiator, ceiling light.



BEDROOM No. 2 (14' 11") x (14' 10") maximum  
Door from entrance hall, window to rear aspect, fireplace and hearth, radiator, ceiling and wall lights.

### STUDY / NURSERY (9' 7") x (6' 4") maximum

Door from entrance hall, window to side elevation, ceiling light, telephone point.

### FAMILY BATHROOM (8' 2") x (7' 2") maximum

Door from entrance hall: measurements include boiler cupboard (incl: radiator and wall light) suite comprising recessed bath with separate shower over, pedestal washbasin and WC, lead glazed window to side elevation, further skylight window, ceiling light, part tiled walls.

## CHARGES

Council Tax: Band B