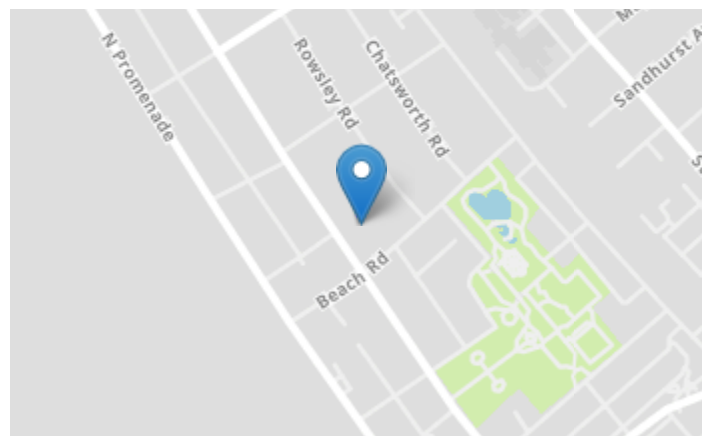
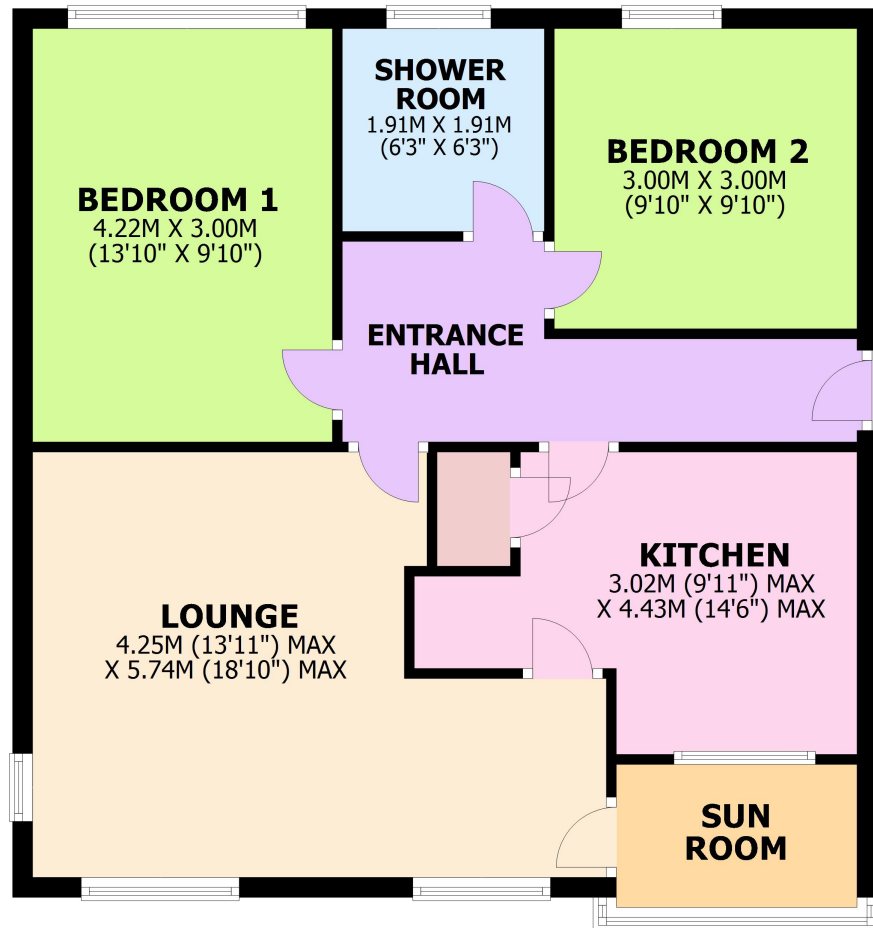


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C	73	77
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



FIRST FLOOR
APPROX. 70.2 SQ. METRES (755.8 SQ. FEET)



01253 713 695
21 Orchard Road, St. Annes FY8 1RY
01253 731 222
11 Park Street, Lytham FY8 5LU

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**Darley Court, Flat 8 Clifton Drive North,
Lytham St Annes, Lancashire, FY8 2NP**



- First Floor Purpose Built Apartment
- Well Presented
- Close to the Town Centre & Sea Front
- Reception & Sun Room
- 2 Bedrooms
- Garage

£165,000

Leasehold
Energy Efficiency Rating: C





Darley Court, Flat 8 Clifton Drive North,

Lytham St Annes, Lancashire, FY8 2NP

£165,000

This well presented, purpose built first floor apartment occupies a prime position within walking distance of the town centre and sea front. The accommodation comprises a spacious reception room, a fitted kitchen, a sun room, two double bedrooms and a shower room. Outside there is a private garage and communal gardens.

Council Tax: Band C

Tenure: Leasehold

Service Charge: TBC



First Floor

Entrance Hall

Radiator, door to:

Lounge

5.74m (18'10") max x 4.25m (13'11") max

Double glazed window to side, two double glazed windows to front, radiator, TV point, entry phone, decorative coving to ceiling, living flame effect electric fire, door to:

Kitchen

4.43m (14'6") max x 3.02m (9'11") max

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in four ring gas hob with extractor hood over, built-in microwave, double glazed window to front, door to storage cupboard.

Sun Room

Double glazed window to front with view down to the sand dunes.

Bedroom 1

4.22m (13'10") x 3.00m (9'10")
Double glazed window to rear, radiator.

Bedroom 2

3.00m (9'10") x 3.00m (9'10")
Window to rear, fitted bedroom suite with a range of wardrobes, radiator, wall mounted concealed combination boiler.

Shower Room

Fitted with three piece suite comprising shower enclosure with fitted shower, vanity wash hand basin with storage under and mixer tap, and WC, part tiled walls, heated towel rail, extractor fan, obscure double glazed window to rear, tiled flooring.

External

Set in communal gardens. Private single garage with off street parking in front.

