

**Clifton Drive North, St Annes, LYTHAM ST ANNES,  
Lancashire**

**Valued 2008 at 315k**

**Currently marketed at £260k for a QUICK SALE**

**Today's purchase price £180k more than 30%  
discount!!**



**Entrance**

Fabulous original door leads into vestibule with tiled walls and mosaic flooring, two double opening doors with etched glass insets leads into

### **Communal Hallway**

Superb mahogany door leads into ground floor flat

### **Personal Door**

### **Hallway**

Staircase down to basement, radiator, wall mounted intercom

### **Lounge 20'10 x 15'10**

Stunning room with walk in bay window to front elevation, magnificent marble fireplace with living flame gas fire, picture rail, coving, radiator

### **2nd Reception Room 19'4 x 14'9**

Sash bay window to side elevation, original marble fire surround, cast iron inset, houses open fire, wooden floor, radiator, picture rail, coving, TV point

### **Dining Room 14'10 x 13'3**

Sash window to rear elevation with window seat beneath, original dresser cupboards to recesses, marble fire surround, wood laminate flooring, original tiled floor beneath, radiator, door to

### **Kitchen 9'2 x 16'5**

Sash window to side elevation, beautiful hand built kitchen (using wood from house) with wall and base cupboards, mosaic tiled work surfaces, 1 ½ sink/drainers, 4 ring gas hob, overhead extractor, eye level gas oven, original tiled floor, radiator, half glazed door leads to rear patio, open arch to;

### **Utility Area**

Sash window to side elevation, wall mounted hand built cupboard, plumbed for washing machine, space for dryer/ upright fridge/freezer, wall mounted central heating boiler

### **Bathroom 7'8 x 6'4**

Three piece suite; WC, pedestal wash hand basin, bath. Tastefully tiled walls and floor, radiator, airing cupboard, wall mounted extractor

### **Basement**

### **Bedroom 1 19'3 x 13'9**

French doors lead to stone steps and front garden, built in cupboards to recess, walk in wardrobe, TV point, inset spotlights, radiator

### **Bedroom 2 17' x 12'11**

Panelled French windows to side elevation, stone fireplace housing living flame gas fire, radiator & TV point

Glass panelled door leads to inner hallway, storage, doorway to;

**Snug/Bar 23'4 x 7'9**

Fully working bar to rear with storage, wood laminate flooring, wall lights, door to;

**Games Room 16'5 x 14'8**

UPVC window to rear elevation, wood laminate flooring