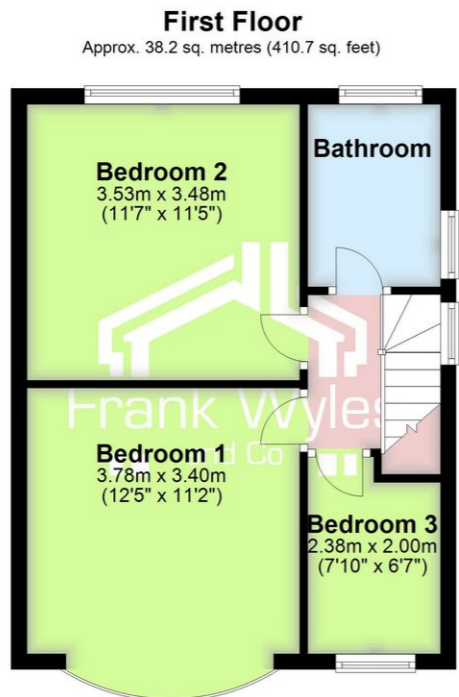
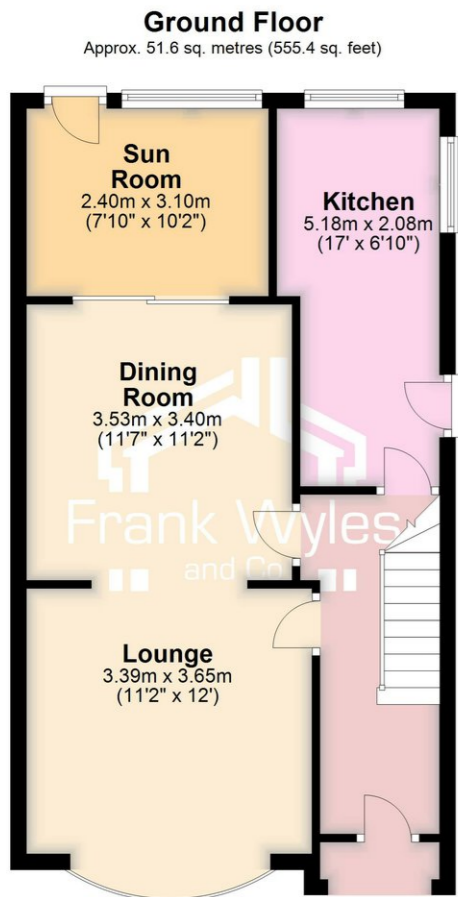




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-108)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		81	43



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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.

**19 Clive Avenue, Lytham St Annes FY8 2RU**

- Garage & Driveway
- 3 Bedrooms
- Low Maintenance Rear Garden
- Large Through Reception & Sun Room
- Semi Detached Family Home
- Quiet Location, Close To Shops

**£247,950**  
Leasehold





Not To Be Missed! This impressive semi detached family home is in a very popular location, being just a short walk to shops, transport links and several schools. The generous accommodation briefly comprises a large through reception, further sunroom, modern fitted kitchen, three bedrooms and a family bathroom. There is a driveway leading to a garage and a large low maintenance garden to the rear. Early viewing is highly recommended!

Tenure: Leasehold

Council Tax: Band C

**Open Entrance Porch** Secure UPVC double glazed front door.

**Entrance Hall** Ceiling cornice, radiator, under stairs storage cupboard, door to:

**Lounge** Feature ornate open fireplace with tiled hearth and surround, ceiling corners, UPVC double glazed bow window overlooking the front garden, TV point, telephone point, radiator, two wall lights, open plan to:

**Dining Room** Ceiling cornice, radiator, two wall lights, double glazed sliding patio doors leading to:

**Kitchen** Modern kitchen fitted with a matching range of base and eyelevel kitchen cabinets with complimentary countertop over, stainless steel sink with drainer and mixer tap, foreign gas hob with extractor hood over, integrated double electric oven with grill, plumbing for washing machine, space for fridge freezer, tiled splashback, cupboard housing Baxi combination boiler, tall radiator, UPVC double glazed window overlooking the rear garden, double glazed window to the side, UPVC double glazed door leading to the driveway.

**Sun Room** Double glazed windows overlooking the rear garden, UPVC double glazed door leading to the rear garden.

### First Floor

**Landing** UPVC double glazed window to the side, wall lights, loft hatch giving access to the loft, door to:

**Bedroom 1** UPVC double glazed window overlooking the front garden, radiator, fitted wardrobes.

**Bedroom 2** UPVC double glazed window overlooking the rear garden, radiator, fitted wardrobes.

**Bedroom 3** Double glazed window overlooking the front, radiator.

**Bathroom** Three-piece suite comprising feature roll top bath with curtain rail above, shower attachment, wash handbasin with taps, WC, tiled flooring, part tiled walls, heated towel rail, obscure UPVC double glazed windows, extractor fan, panelled ceiling.

### External

**Front** Wide driveway with offstreet parking for 2-3 cars, low maintenance front garden, access to the side of the property and the garage beyond.

**Rear** Low maintenance sunny garden with large patio area, single garage with up and over door,

