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**Lytham House, 433 Clifton Drive North, Lytham St Annes FY8
2NW**

£795,000

*Impressive Four Bedroom Detached Home Retaining Original Period Features, Ideally
Located Near St Anne's Seafront*



Entrance Vestibule

Solid wood double doors to the front, with obscure stained glass leaded arched window above. Coving, wood panelled walls and ceiling light. Leaded stained glass doors and windows open into:

Reception Hall

Feature central imperial staircase with carpet runner, leading to the first floor. Original solid oak flooring, wood panelled walls, coving, period mouldings, ceiling light, radiator under stairs storage cupboard, two further cloaks cupboards. Original leaded stained glass doors leading to the following rooms:

Lounge

Double glazed sash bay window to the front incorporating encapsulated original leaded stained glass. Matching windows to the side. Feature wooden fireplace with tiled recessed back and hearth housing Clearview wood burning stove. Original solid oak flooring, radiator, picture rail, period mouldings, ceiling lights and TV aerial point.

Dining Kitchen

Double glazed sash windows to the front and side, incorporating encapsulated original leaded stained glass. Range of fitted wall and base units incorporating solid wood work surfaces and under mount ceramic sink with chrome mixer tap. Tiled flooring, radiator, coving, ceiling light, tiled splash backs and cupboard housing boiler. Integrated dishwasher, Smeg range cooker with illuminated extractor above, and matching Smeg fridge freezer. Fitted corner display cabinet. Opening to:

Utility Room

Sash window to the rear with original leaded stained glass window above. Range of fitted units with wooden work surfaces and shelving. Original tiled walls and original antique ceramic sink with twin taps. Tiled flooring, ceiling light and radiator. Door to:

Store Room/Pantry

Sash window to the rear with original leaded stained glass window above. Original coal store, original part tiled walls, ceiling light, tiled flooring and fitted store cupboard. Door to:

Rear Porch

UPVC double glazed door to the side and windows to the side and rear. Original Victorian style mosaic tiled flooring. Space and plumbing for washing machine and tumble dryer.

Dining Room

Original sash windows to the side with original leaded stained glass window above. Feature tiled fireplace with open grate fire. Coving, period mouldings, picture rail, radiator and carpeted flooring. Glazed double doors with leaded stained glass window above open to:

Conservatory

UPVC double glazed windows and door to the side and rear. Original Victorian style mosaic tiled flooring. Power and wall light.

Living Room

Double glazed sash bay window to the front incorporating encapsulated original leaded stained glass. Matching windows to the side. Feature wooden fireplace with tiled recessed back and hearth housing Clearview wood burning stove. Original oak flooring, period mouldings, ceiling lights and radiators.

First Floor Landing

Aforementioned imperial staircase from the ground floor. Feature stained glass leaded dome skylight. Solid oak flooring, coving, period mouldings, picture rail and ceiling light. Original leaded stained glass doors leading to the following rooms:

Office

UPVC double glazed leaded windows and door to the front, opening to a stone walled balcony. Range of fitted cupboards, draws and desk. Carpeted flooring, ceiling light and loft access hatch with pull-down ladder.

Master Bedroom

Double glazed sash bay window to the front incorporating encapsulated original leaded stained glass. Hammonds range of fitted wardrobes. Original oak flooring, coving, ceiling light and radiator. Door to:

En-Suite

Double glazed opaque sash window to the side, incorporating encapsulated original leaded stained glass. Three piece suite, comprising: wet-room style shower with wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; pedestal wash hand basin and chrome mixer tap; and WC with push button flush. Fully tiled walls and flooring, wall mounted mirror and shelves, coving, extractor fan, ceiling light and chrome ladder style towel radiator.

Bedroom Two

Double glazed sash windows to the front and side, incorporating encapsulated original leaded stained glass. Picture rail, coving, radiator, ceiling lights and carpeted flooring.

Shower Room

Double glazed opaque sash window to the side, incorporating encapsulated original leaded stained glass. Three piece suite, comprising: step-in shower enclosure with glass sliding door, wall mounted chrome controls and overhead rain shower; pedestal wash hand basin with twin chrome taps; and WC with raised cistern and pull-down flush. Tiled flooring, part tiled walls, ceiling light and extractor fan.

Bedroom Three

Double glazed sash window to the rear, incorporating encapsulated original leaded stained glass. Original cast iron decorative fireplace. Carpeted flooring, coving, ceiling light, radiator and picture rail.

Bedroom Four

Double glazed sash window to the rear, incorporating encapsulated original leaded stained glass. Original fireplace with wooden surround and tiled back and hearth. Coving, picture rail, ceiling lights, carpeted flooring and radiator.

Bathroom

Original stained glass leaded sash window to the rear. Two piece suite, comprising: Victorian style roll top bath with glass enclosed canopy, and antique marble vanity incorporating wash hand basin, twin chrome taps and mirror. Original tiled walls, Victorian style mosaic tiled flooring, heated towel radiator, coving and ceiling light.

Separate WC

Original stained glass leaded sash window to the rear. Two piece suite, comprising: wall mounted wash hand basin with twin chrome taps; and WC with handle flush. Original tiled walls, Victorian style tiled flooring, ceiling light, wall mounted mirror and shelf, shaver point and loft access hatch.

External

To the front, the property benefits from a sweeping in-out driveway, providing plenty of off road parking. Steps lead down to a lower level private lawned garden with as variety of bordering plants, trees and shrubs. Original open porch with stone pillars and Victorian style mosaic tiled flooring.

To the rear, the property boasts a large landscaped garden featuring paved patio areas, a large lawn with feature central planter, and a variety of bordering plants, trees and shrubs. Gated access to the front and side. Doors give access to coal store with lighting and potting shed with power, lighting and UPVC double glazed obscure window. A further driveway to the rear gives access to the garage.

Garage

Detached brick-built single garage with electric garage door to the side. Power, lighting and UPVC double obscure windows.

Additional Information

Fibre-optic broadband connected.

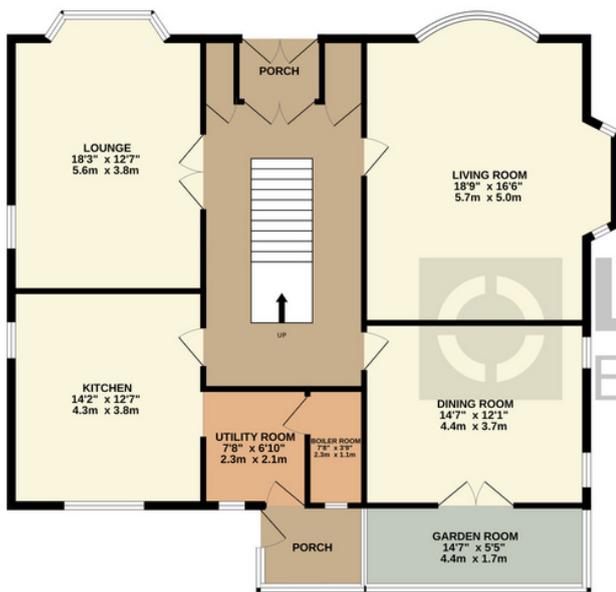
Useful part boarded loft space.

Tenure - Leasehold for remainino 849 year lease

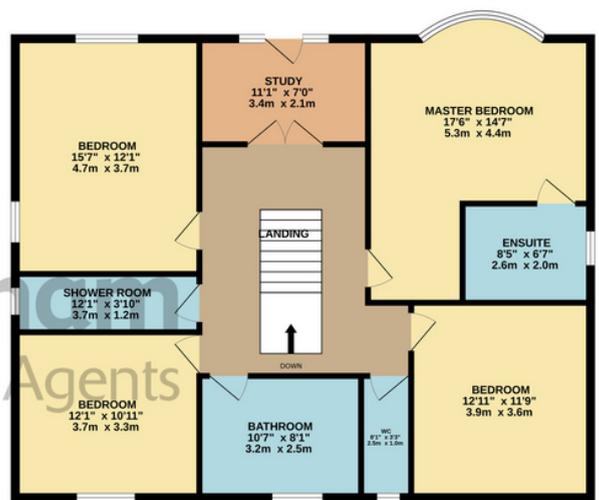


Floor Plans

GROUND FLOOR
1312 sq.ft. (121.9 sq.m.) approx.



1ST FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



TOTAL FLOOR AREA : 2465 sq.ft. (229.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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