



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square,
FY8 5JP

Telephone: 01253 796996

Email:
info@lythamestateagents.co.uk

Website:
www.lythamestateagents.co.uk/



9 East Cliffe, Lytham FY8 5DX

£545,000

Beautifully presented, modern three-bedroom cottage full of style and charm in the heart of Lytham. A must-see!



Entrance Hall

Composite external door with double glazed leaded stained glass panel to the front and matching window to the side. Ceiling light and stone tiled flooring. Glazed door to Lounge. Sliding door to:

Cloakroom

UPVC double glazed obscure window to the side. Stone tiled flooring, radiator, spot lighting and cloaks area. Further sliding door to:

Shower Room

UPVC double glazed obscure sash window to the side. Three piece white suite, comprising: walk-in shower enclosure with glass screen, wall mounted chrome controls and handheld shower attachment on riser rail; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Stone tiled flooring, tiled splash backs, radiator, extractor fan and spot lighting.

Lounge

Carpeted staircase leading to the first floor, with under stairs storage cupboard. Stone tiled flooring, radiator, ceiling light, fitted cupboards and shelving, and feature recessed fireplace with granite hearth and gas fire. Glazed sliding double doors to sitting room and kitchen.

Sitting Room

UPVC double glazed sash windows to the front with fitted shutters. Carpeted flooring, radiator, ceiling light and TV aerial point.

Breakfast Kitchen

Powder coated aluminium double glazed bi-folding door and UPVC double glazed window to the rear. Range of Neptune hand painted fitted units with complementary work surfaces and under mount large ceramic sink and chrome mixer tap with separate spray hose. Large island with solid wood work surfaces and breakfast bar seating for 6 people. Integrated appliances include: Richmond deluxe range cooker with induction hob and built-in extractor above, dishwasher, refrigerator and freezer. Spot lighting, stone tiled flooring, sky lantern, contemporary radiator, electronic blinds and TV aerial point.

First Floor Landing

UPVC double glazed sash window to the front with fitted shutters. Carpeted flooring, spot lighting, radiator, loft hatch with pull down ladder (boarded, and power and lighting). Doors to:

Bedroom One

UPVC double glazed windows to the rear with fitted shutters. Carpeted flooring, ceiling light, radiator and TV aerial point. Range of built-in furniture incorporating wardrobe, cupboards and hidden dressing table with drawers, power, lighting and mirror.

Bedroom Two

UPVC double glazed French doors to rear with Juliet balcony. Carpeted flooring, ceiling light, radiator and range of fitted furniture incorporating desk, shelving, wardrobe and drawers.

Bedroom Three

UPVC double glazed sash window to the front with fitted shutters. Carpeted flooring, radiator and ceiling light.

Bathroom

UPVC double glazed obscure sash windows to the front and side. Four piece suite incorporating: slipper bath with wall mounted chrome mixer tap and handheld shower attachment; walk-in shower enclosure with glass screen, wall mounted chrome controls and handheld shower attachment on riser rail; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Wood effect Karndean flooring, part tiled walls, antique style towel radiator, spot lighting and extractor fan.

External

To the front, a block-paved path leads through a small cottage garden with a lawned area, bordered by plants, trees, and shrubs. There is gated access to the rear garden.

To the rear, the south and west-facing garden has been paved in Indian stone, with raised planted borders for easy maintenance, creating a private retreat for relaxing or entertaining. Additional features include external lighting and two water taps (one cold, one temperature regulated).

Garage

Electric up and over garage door to the rear. Power, lighting and space and plumbing for washing machine. Insulated and boarded loft space.

Additional Information

Tenure - Freehold
Council Tax Band - C

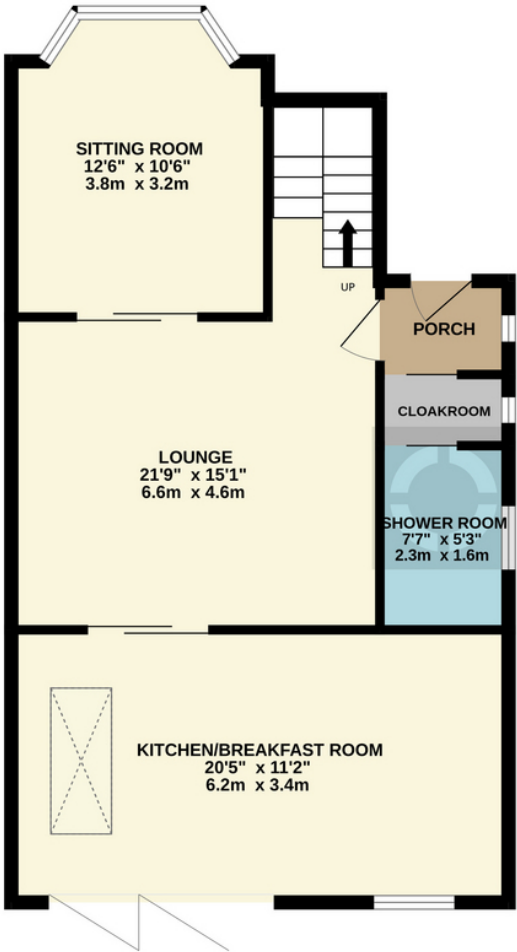
Disclaimer

You may download or store this material for your own personal use and research. You may NOT republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

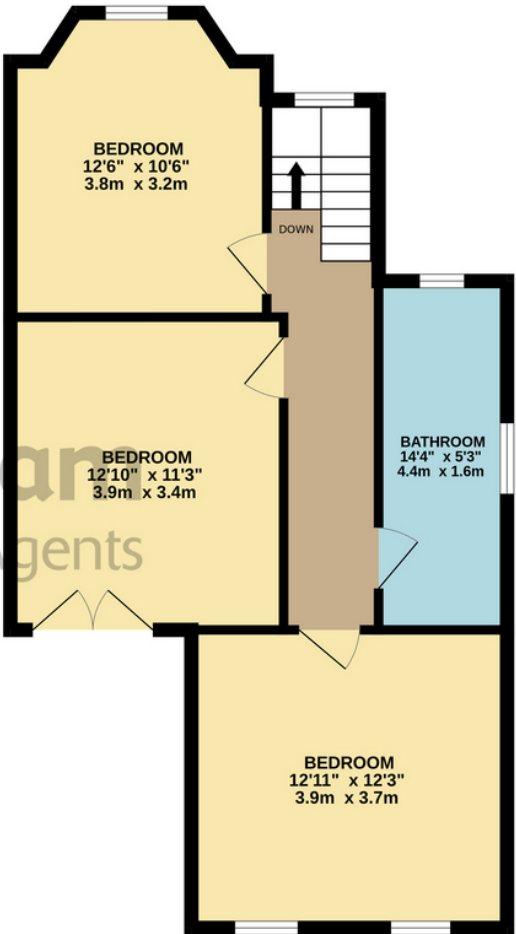


Floor Plans

GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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.
Made with Metropix 6/2025