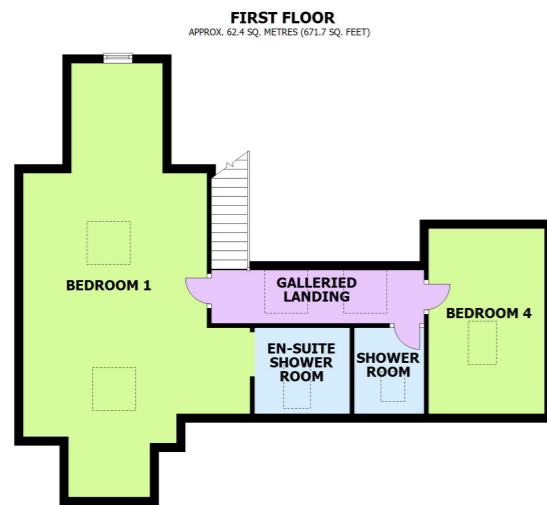


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A (92 to 100)		
B (81 to 91)		
C (69 to 80)		80
D (55 to 68)		
E (39 to 54)	47	
F (21 to 38)		
G (1 to 20)		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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

sales@frankwyles.com
www.frankwyles.com

facebook.com/frankwyles @frankwyles

rightmove See all our properties at OnTheMarket.com

95 Commonsides,
Ansdell, Lancashire, FY8 4DJ

- Stunning Contemporary Detached Bungalow
- Located in Heart of Ansdell Within Easy Reach of Sea Front
- Open Plan Lounge & Living Dining Kitchen, Utility & Snug
- Four Good Sized Bedrooms Over Two Floors
- Downstairs Bathroom Plus En Suite & Shower Room to First Floor
- Single Garage & Gardens to Front & Rear



£540,000

Leasehold
Energy Efficiency Rating: E





95 Commonsides,

Ansdell, Lancashire, FY8 4DJ

£540,000

Stunning Contemporary Four Bedroom Detached Bungalow Located in the Heart of Ansdell Within Easy Reach of Fairhaven Lake, Sea Front & Lytham Green. To the Ground Floor is a Fantastic Open Plan Lounge & Dining Kitchen, Utility, Snug, Two Double Bedrooms & a Lovely Bathroom. A Feature Staircase with Glass Balustrade Leads You to the First Floor With Principle Bedroom & En Suite and a Further Bedroom With Separate Shower Room. There is Off Road Parking to the Front, a Single Garage & Good Sized Rear Garden. Definitely Requires Viewing to be Fully Appreciated!

Tenure: Leasehold

Council Tax Band: E



Ground Floor

Entrance Hall

Composite front door. Vertical radiator. Oak flooring: Doors to the following rooms:

Lounge 4.25m (13'11") max x 3.93m (12'11")

Double glazed bay window to front. Two vertical radiators. Oak flooring. TV point. Open plan to:

Dining Kitchen 7.30m (24') x 4.93m (16'2")

Fitted with a matching range of white gloss units with Corian worktop space over and matching island breakfast bar unit. Inset sink with mixer tap. Built-in Smeg oven, combination microwave, warming drawer, and Neff induction hob. Integrated wine fridge and dishwasher. Space for American style fridge freezer. Stainless steel vertical radiator, tiled flooring, and TV point. Feature stainless steel and wood staircase with glass balustrade leading to first floor. Two velux windows and bi-fold doors to rear garden. Internal bi-fold door to:

Snug 4.53m (14'10") x 2.69m (8'10")

Double glazed window to rear. Tiled flooring. Radiator. TV point.

Utility Room 2.69m (8'10") x 1.01m (3'4")

Accessed off Living Dining Kitchen. Plumbing for washing machine. Built-in storage cupboard. Inner door to garage.

Accessed off the Entrance Hall:

Bedroom 2 4.26m (14') x 3.62m (11'10")

Double glazed window to rear. Fitted bedroom suite with a range of wardrobes with mirrored sliding doors. Vertical radiator. Oak flooring.

Bedroom 3 3.92m (12'10") max into bay x 3.43m (11'3")

Double glazed bay window to front. Fitted bedroom suite with a range of wardrobes with mirrored sliding doors. Vertical radiator. Oak flooring.

Bathroom

Two obscure double glazed windows to side. Fitted with four piece suite comprising freestanding bath with hand shower attachment and mixer tap, wash hand basin with mixer tap, walk-in shower with fitted twin head shower and glass screen, and WC. Full height tiling to all walls, vertical stainless steel radiator and extractor fan. Tiled flooring.

First Floor (Accessed via the aforementioned feature staircase leading from Living Dining Kitchen.)

Galleried Landing

Feature glass balustrade. Oak flooring. Two velux windows. Doors to the following rooms:

Bedroom 1 10.04m (32'11") max x 5.26m (17'3")

Obscure double glazed window to rear and two velux windows. Vertical radiator. Fitted clothes rails. Oak flooring. Opening to:

En-Suite Shower Room

Velux window. Fitted with three piece suite comprising shower cubicle with fitted twin head shower, wash hand basin with mixer tap, and WC. Full height tiling to all walls, heated towel rail, extractor fan, and tiled flooring.

Bedroom 4 4.29m (14'1") x 2.69m (8'10")

Velux window. Radiator.

Shower Room

Velux window. Fitted with three piece suite comprising shower enclosure with fitted twin head shower, wash hand basin with mixer tap, and WC. Tiled walls, heated towel rail, extractor fan, and tiled flooring.

External

Front

Mainly laid to lawn with shrub borders. Block paved driveway leading to:

Single Garage

Up and over door. Combination boiler. Power and light. Courtesy door via Utility.

Rear

Good sized garden. Mainly laid to lawn with block paved area. Brick built shed with double glazed door and windows.

