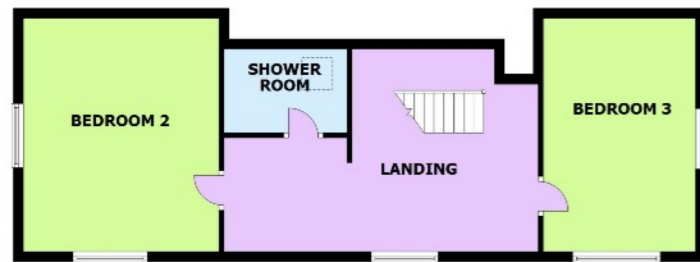


**CHAIN FREE**

GROUND FLOOR



FIRST FLOOR



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**35 Clarendon Road North**  
**St. Annes on Sea, FY8 3EE**



- Detached Dormer Bungalow
- 1-2 Receptions
- Fitted Kitchen & Utility Room
- 3-4 Bedrooms
- 2 Shower Rooms
- Integral Garage, Driveway & Gardens

**£320,000**

Tenure:  
 Energy Efficiency Rating:

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -  
 (1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.  
 (2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



## 35 Clendon Road North

St. Annes on Sea, FY8 3EE

**£320,000**

This chain free detached dormer bungalow offers spacious and flexible living accommodation and is set in private gardens. The property comprises of 1-2 receptions, a fitted kitchen, a utility room, 3-4 bedrooms, and 2 shower rooms. Corner sited, there are gardens to 3 aspects as well as an integral garage and off street parking.

Council Tax Band:

Tenure:

Ground Rent:

Service Charge:



### Ground Floor

#### Entrance Hall

Obscure double glazed window to rear, two radiators, built-in storage cupboard, stairs to first floor with storage under, door to:

#### Lounge

7.29m (23'11") x 4.34m (14'3") max into bay  
Double glazed bay window to front, double glazed window to side, two radiators, TV point, three wall light points, coving to ceiling, coal effect gas fire set in tiled surround, door to:

#### Kitchen

3.95m (13') x 3.51m (11'6")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, integrated fridge and dishwasher, built-in double oven, built-in five ring hob with extractor hood over, double glazed window to rear, door to:

#### Rear Porch

Door to storage cupboard, door to:

#### Utility Room

3.18m (10'5") x 2.43m (8')  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for freezer and tumble dryer, double glazed window to front, door to:

#### Garage

5.25m (17'2") x 4.90m (16'1")  
With power and light connected, double glazed window to rear, double glazed window to side, remote-controlled electric roller door.

#### Dining Room

3.94m (12'11") x 3.21m (10'6")  
Double glazed window to side, radiator.

#### Bedroom 1

3.94m (12'11") x 3.94m (12'11")  
Double glazed window to front, double glazed bay window to side, fitted bedroom suite with a range of wardrobes, radiator.

#### Shower Room

Fitted with two piece suite comprising shower with fitted electric shower, vanity wash hand basin with storage under and full height tiling to all walls, shaver point and light, obscure double glazed window to rear, radiator.

#### WC

Obscure double glazed window to rear, WC, full height tiling to all walls, radiator.

### First Floor

#### Landing

Double glazed window to front, fitted desk unit and matching drawers, door to:

#### Bedroom 2

4.70m (15'5") x 3.94m (12'11")  
Double glazed window to side, double glazed window to front, radiator.

#### Bedroom 3

4.70m (15'5") x 3.10m (10'2")  
Double glazed window to side, double glazed window to front, radiator.

#### Shower Room

Fitted with three piece suite comprising shower enclosure with fitted electric shower, pedestal wash hand basin, and WC, full height tiling to all walls, electric fan heater, velux window, tiled flooring.

### External

Block paved driveway with off street parking space for several vehicles and leading to the aforementioned garage. Lawned gardens to the front and both sides of the property with mature borders of plants and trees.

