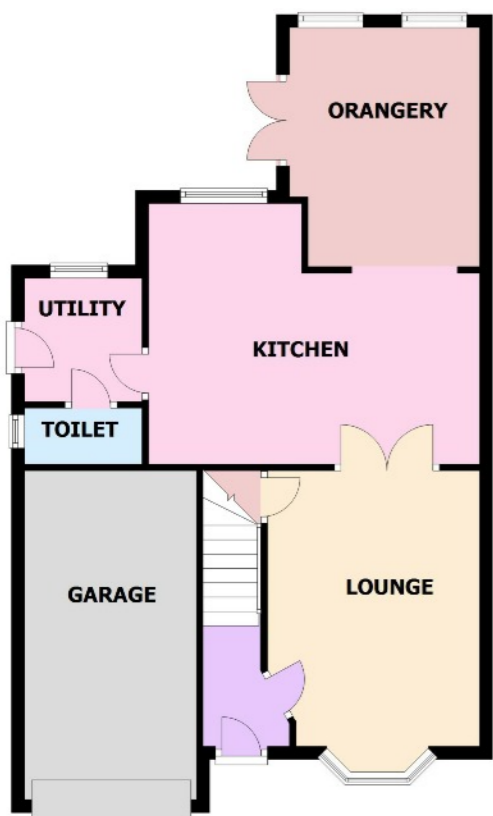
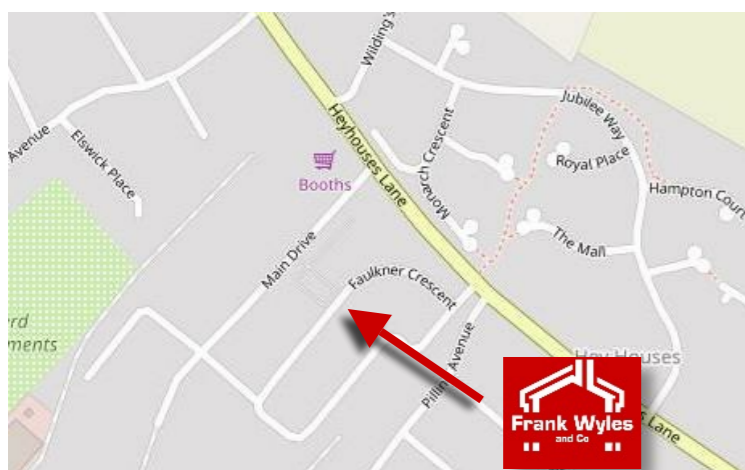
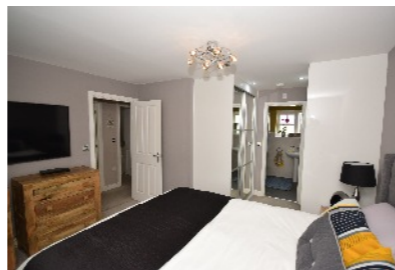
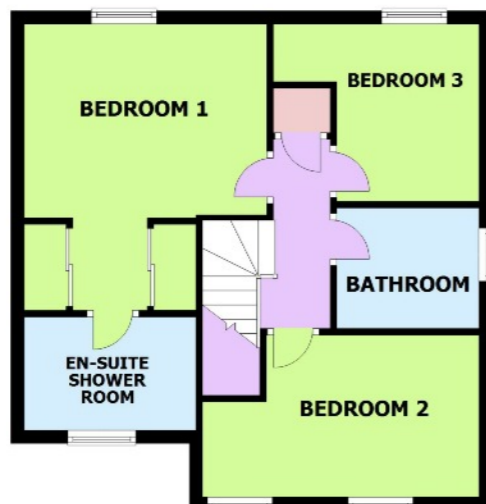


GROUND FLOOR



FIRST FLOOR



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26-Apr-19

63 Faulkner Crescent

St. Annes on Sea, FY8 3FJ



- Modern Detached Family House
- Lounge & Orangery
- Fitted Dining kitchen & Utility Room
- 3 Bedrooms
- En-Suite Shower Room & Family Bathroom
- Garage & Off Street Parking
- Enclosed Rear Garden

£265,000

Tenure
Energy Efficiency Rating:



63 Faulkner Crescent

St. Annes on Sea, FY8 3FJ

£265,000

This modern detached family house is ideally located for access to shops and schools. The well presented accommodation comprises a lounge, fitted dining kitchen, orangery, utility and wc to the ground floor. Upstairs there are three bedrooms, an en-suite shower room and a family bathroom. Outside there is a garage, off street parking for a couple of cars and an enclosed rear garden. Early viewing is recommended.

Council Tax Band:

Tenure:

Ground Rent:

Service Charge:



Ground Floor

Entrance Hall

Radiator, stairs to first floor, door to:

Lounge

Double glazed bay window to front, radiator, TV point, door to understairs storage cupboard, double doors to:

Kitchen 5.08m (16'8") x 2.00m (6'7")

Fitted with a matching range of base and eye level units with granite worktops, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge, freezer and dishwasher, built-in double oven, built-in five ring gas hob with extractor hood over, window to rear, two radiators, open plan to:

Orangery

Two double glazed windows to rear, radiator, TV point, double glazed roof lantern. double doors to rear garden.

Utility 1.90m (6'3") x 1.80m (5'11")

Base unit with worktop space over, stainless steel sink with single drainer and mixer tap, extractor fan, plumbing for washing machine, space for tumble dryer, double glazed window to rear, radiator, external door to side, door to:

Toilet

Obscure double glazed window to side, fitted with two piece suite comprising corner wall mounted wash hand basin with mixer tap and tiled splashback, and WC, radiator.

First Floor

Landing

Radiator, door to storage cupboard, door to:

Bedroom 1 4.40m (14'5") x 3.73m (12'3") max

Double glazed window to rear, fitted bedroom suite with a range of wardrobes with full-length mirrored sliding doors, radiator, TV point, door to:

En-suite Shower Room

Fitted with three piece suite comprising double shower enclosure with fitted shower, pedestal wash hand basin with mixer tap, and WC, part tiled walls, heated towel rail, extractor fan, obscure double glazed window to front, tiled flooring.

Bedroom 2 4.24m (13'11") max x 2.49m (8'2")

Two double glazed windows to front, radiator, TV point.

Bedroom 3 2.72m (8'11") x 2.18m (7'2")

Double glazed window to rear, radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with separate electric shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and WC, part tiled walls, heated towel rail, extractor fan, window to side, tiled flooring.

External

Attached garage with up-and-over door and off street parking for two cars in front. Enclosed rear garden with lawned, decked and paved areas.

