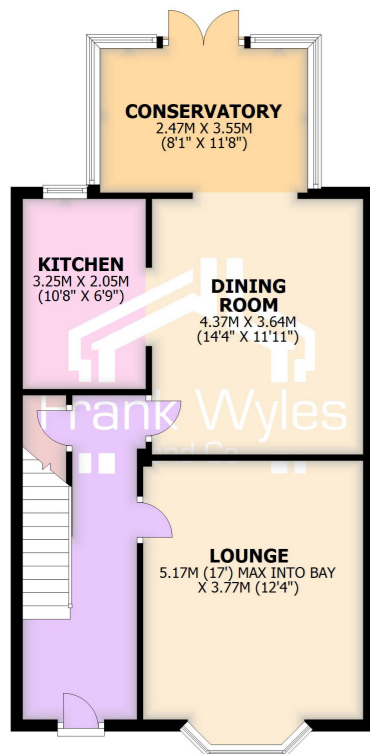


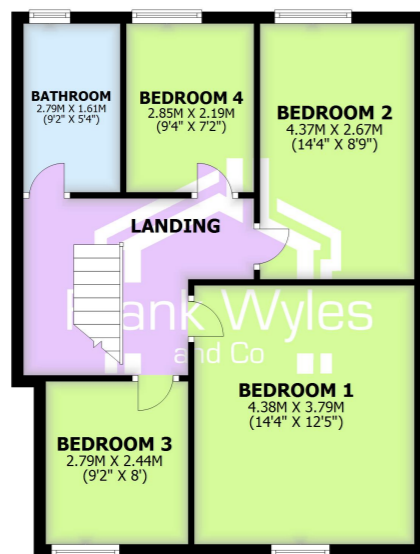
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		79	84
			EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR



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8 Commonsidge, Ansdell, FY8 4EX

- Quasi Semi Detached House
- Lounge & Open Plan Living Dining Kitchen & Conservatory
- Four Bedrooms & Family Bathroom
- Private Pathway Linking Front & Rear Gardens
- South Facing Rear Garden & Patio
- Available With No Forward Chain

Frank Wyles
and Co

£345,000

Leasehold
Energy Efficiency Rating: D



8 Commonsides,

8 Ansdell, Lancashire, FY8 4EX

£345,000

Delightful Quasi Semi Detached (Mid Of Three) House Located On This Ever Popular Road In Ansdell. Offering Deceptively Spacious Accommodation In The Form Of: Lounge, Open Plan Living Dining Kitchen & Conservatory, Four Bedrooms & Family Bathroom. The Property Benefits From A Private Gated Pathway Connecting the Front Garden & South Facing Rear Gardens And Potential For Off Road Parking To The Rear. Available With No Forward Chain. A Must See To Fully Appreciate!

Council Tax Band: D

Tenure: Leasehold (999 years from new).

Ground Rent: £2.56 pa



Ground Floor

Entrance Hall

Radiator, dado rail, and decorative coving to ceiling. Stairs to first floor. Built-in storage cupboard. Doors leading to:

Lounge 5.17m (17') max into bay x 3.77m (12'4") Double glazed bay window to front. Radiator. Exposed floorboards. TV point, picture rail, and decorative coving to ceiling. Coal effect gas fire with tiled inset and hearth.

Dining Room 4.37m (14'4") x 3.64m (11'11") Radiator, tiled flooring, and picture rail. Solid fuel burning stove with glass door.

Open plan to Kitchen and Conservatory.

Kitchen 3.25m (10'8") x 2.05m (6'9") Double glazed window to rear. Fitted with a matching range of base and eye level units with worktop space over incorporating a stainless steel sink with single drainer and mixer tap. Tiled splash-backs. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Built in double oven and hob with extractor hood over. Tiled flooring. Wall mounted boiler.

Conservatory

With uPVC double glazed windows and double glazed polycarbonate roof. Radiator, TV point, and two wall light points. Double doors to rear garden.

First Floor

Landing

Radiator, dado rail and feature balustrade. Doors leading to the following rooms:

Bedroom 1 4.38m (14'4") x 3.79m (12'5") Double glazed window to front. Radiator, and dado rail. Feature fireplace.

Bedroom 2 4.37m (14'4") x 2.67m (8'9") Double glazed window to rear. Radiator.

Bedroom 3 2.79m (9'2") x 2.44m (8') Double glazed window to front. Radiator.

Bedroom 4 2.85m (9'4") x 2.19m (7'2") Double glazed window to rear. Radiator.

Bathroom

Obscure double glazed window to rear. Fitted with three piece suite comprising bath with separate shower over, mixer tap and glass screen, wall mounted wash hand basin with storage under and mixer tap, and WC. Part tiled walls, and heated towel rail. Tiled flooring.

External

Front

Lawned area with mature shrub borders. Paved pathway leading to front door and gate leading to private pathway to rear garden.

Rear

Wall enclosed south facing garden. Mainly laid to lawn with mature shrub borders and paved pathway leading to rear gate. Potential for off road parking (would require removal of wall). Brick built storage.

