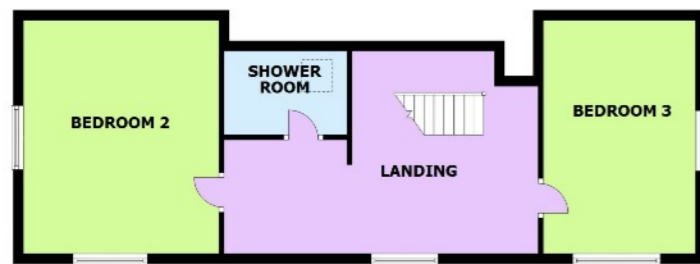


GROUND FLOOR



FIRST FLOOR



CHAIN FREE



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

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

£310,000

Tenure Leasehold:
 Energy Efficiency Rating: F



35 Clendon Road North

St. Annes on Sea, FY8 3EE

£310,000

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: F

Tenure: Leasehold



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.

