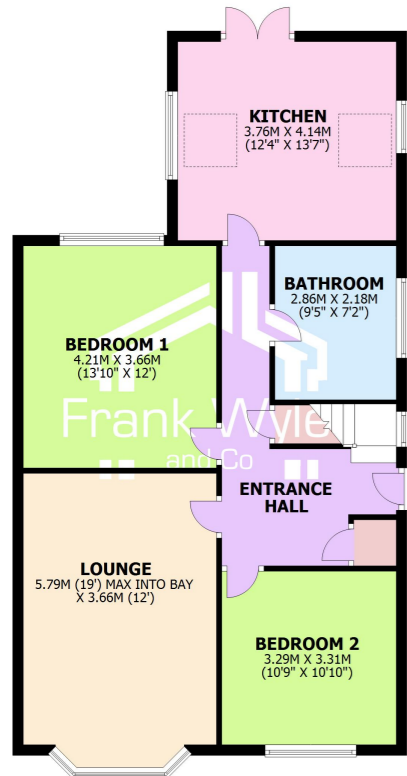


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs		76	52

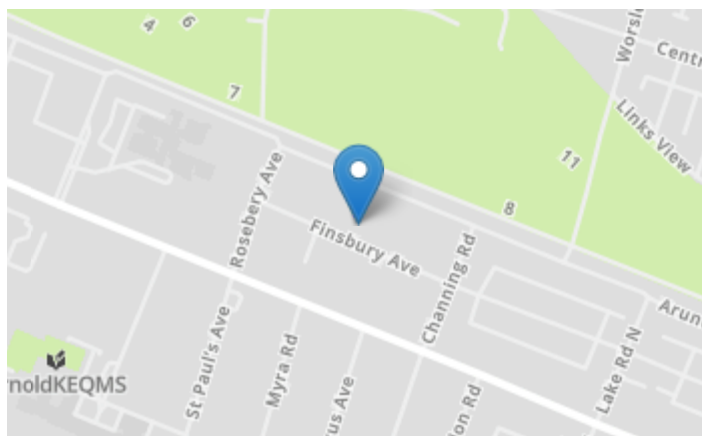
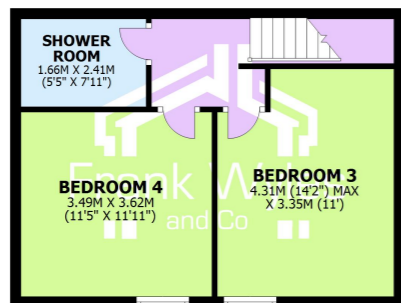
EU Directive 2002/91/EC
England, Wales & N.Ireland



GROUND FLOOR
APPROX. 83.1 SQ. METRES (894.3 SQ. FEET)



FIRST FLOOR
APPROX. 37.1 SQ. METRES (399.7 SQ. FEET)



01253 713 695
21 Orchard Road, St. Annes FY8 1RY

01253 731 222
11 Park Street, Lytham FY8 5LU

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29 Finsbury Avenue,
Ansdell, FY8 1BP



- Totally Renovated Semi Detached Bungalow
- Lounge, Dining Kitchen & Utility
- Four Bedrooms
- Downstairs Bathroom & First Floor Shower Room
- Off Road Parking & Garage
- Gardens To Front & Rear
- Available With No Onward Chain

£369,950

Freehold
Energy Efficiency Rating: E



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(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.
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29 Finsbury Avenue,

Andsell, FY8 1BP

£369,950

Completely Renovated To A High Standard, This Four Bedroom Semi Detached Dormer Bungalow Offers Versatile Living In The Form Of: Lounge, Dining Kitchen, Two Bedrooms & Bathroom To The Ground Floor And Two Bedrooms & Shower Room To First Floor. The Property Also Benefits From A Low Maintenance Garden, Driveway Providing Off Road Parking For Several Vehicles And A Single Garage. To The Rear Is A Good Sized Lawned Garden. Available With No Onward Chain, Contact Us Now To View!!

Tenure: Freehold

Council Tax Band: D



Ground Floor

Entrance Hall

Composite front door. Opaque double glazed window to side. Radiator. Stairs to first floor with storage cupboard under housing consumer unit. Utility cupboard housing wall mounted boiler and with plumbing for washing machine. Doors leading to the following rooms:

Lounge 5.79m (19') max into bay x 3.66m (12')

Double glazed bay window to front. Feature wall mounted living flame effect gas fire. Radiator, and TV point.

Dining Kitchen 4.14m (13'7") x 3.76m (12'4")

Two double glazed windows to side and two skylights. Fitted with a matching range of base and eye level units with worktop space over and matching breakfast bar. Sink with single drainer and mixer tap. Integrated fridge, freezer and dishwasher. Built-in oven, microwave and hob with extractor hood over. Radiator. French doors to rear garden.

Bedroom 1 4.21m (13'10") x 3.66m (12')

Double glazed window to rear. Radiator.

Bedroom 2/Dining Room 3.31m (10'10") x 3.29m (10'9")

Double glazed window to front. Radiator.

Bathroom

Opaque double glazed window to side. Fitted with four piece suite comprising bath with mixer tap, pedestal wash hand basin with mixer tap, shower cubicle with fitted shower, and WC. Heated towel rail, and extractor fan.



First Floor

Landing

Doors leading to the following rooms:

Bedroom 3 4.31m (14'2") max x 3.35m (11')

Double glazed window to front. Radiator.

Bedroom 4 3.62m (11'11") x 3.49m (11'5")

Double glazed window to front. Radiator.

Shower Room

Fitted with three piece suite comprising double shower enclosure with fitted electric shower, vanity wash hand basin with storage under and mixer tap, and WC. Heated towel rail, and extractor fan.

External

Front

Low maintenance lawned front garden and driveway with off street parking for multiple vehicles leading to:

Single Garage

Brick-built garage with up-and-over door.

Rear

Good sized lawned garden.

