

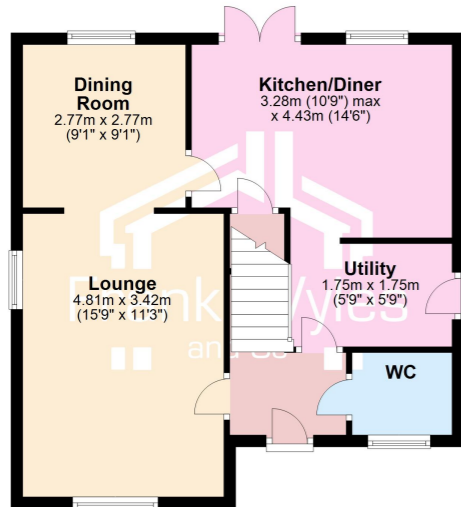
Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) <b>A</b>	93
(81-91) <b>B</b>	83
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	

Not energy efficient - higher running costs

England, Scotland & Wales

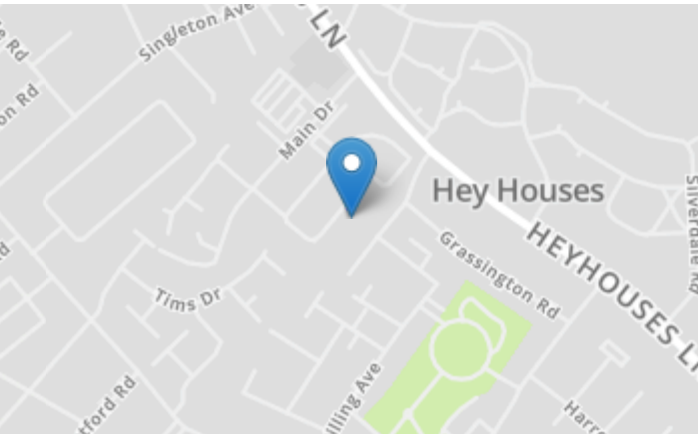
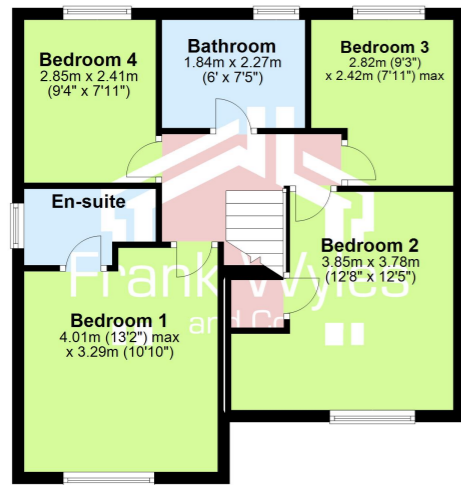
**Ground Floor**

Approx. 50.3 sq. metres (541.0 sq. feet)



**First Floor**

Approx. 52.1 sq. metres (560.4 sq. feet)



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**38 Faulkner Crescent,  
 Lytham St Annes, Lancashire, FY8 3FL**



- Detached Family Home in a Prime Location
- Close To Several Schools, Shops & Transport Links
- Large Reception & Kitchen Diner
- 4 Bedrooms, 2 Bathrooms
- Large Westerly Facing Rear Garden
- Garage & Driveway
- Viewing Essential

**£325,000**

Leasehold  
 Energy Efficiency Rating: B



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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.  
 (2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.





# 38 Faulkner Crescent, Lytham St Annes, Lancashire, FY8 3FL £325,000

A Must See! This Impressive Detached Family Home is in a very desirable location, being just a short walk from shops, schools and transport links. Presented to a very high standard, the generous accommodation briefly comprises a large through reception, modern open plan kitchen diner, utility and cloaks, 4 bedrooms, 2 bathrooms. There is a large, westerly facing garden to the rear, garage and driveway. Early Viewing Is Highly Recommended!

Tenure: leasehold

Council Tax: Band E

Ground Rent: £300 pa



## Ground Floor

### Entrance Hall

Secure composite front door, radiator, door to:

### Lounge

4.81m (15'9") x 3.42m (11'3")

UPVC double glazed window overlooking the front garden, UPVC double glazed window to the side, feature living flame gas fire with granite hearth and surround, telephone point, TV point, two radiators, open plan to:

### Kitchen / Diner

4.43m (14'6") x 3.28m (10'9") max

Stunning fitted kitchen with white base and eyelevel kitchen cabinets with complimentary countertop over, stainless 1 1/2 sink with drainer and mixer tap, integrated double fan assisted oven, four ring gas hob with extractor hood over, integrated dishwasher, integrated fridge, part tiled walls, UPVC double glazed window overlooking the rear garden, UPVC double glazed patio doors leading to the rear garden. Large under stairs storage cupboard.

### Dining Room

2.77m (9'1") x 2.77m (9'1")

UPVC double glazed window overlooking a large westerly facing rear garden, radiator, door to:

### Utility Room

White base and eyelevel kitchen cabinets with complimentary countertop over, stainless steel sink with drainer and mixer tap, cupboard housing condenser boiler, radiator, integrated freezer, integrated washing machine, composite door leading to the driveway.

### Cloaks

Obscure UPVC double glazed window, low-level WC, wash hand basin with mixer tap.

## First Floor

### Landing

Loft hatch giving access to the loft, door to:

### Bedroom 1

4.01m (13'2") max x 3.29m (10'10")

UPVC double glazed window overlooking the front, fitted bedroom



suite comprising wardrobes, bedside cabinets and chest of drawers, radiator, further storage cupboard, door to:

### En-Suite

Modern three-piece suite comprising shower enclosure with folding glass shower screen, mixer shower with movable showerhead, low-level WC, wash hand basin with mixer tap, radiator, electric shaver point, extractor fan, obscure UPVC double glazed window.

### Bedroom 2

3.85m (12'8") x 3.78m (12'5")

UPVC double glazed window to the front, radiator, fitted wardrobes, storage cupboard housing unvented indirect cylinder for the hot water.

### Bedroom 3

2.82m (9'3") x 2.42m (7'11") max

UPVC double glazed window overlooking the rear, radiator.

### Bedroom 4

2.85m (9'4") x 2.41m (7'11")

UPVC double glazed window overlooking the rear, radiator.

### Bathroom

Modern three-piece suite comprising panel bath with mixer shower over, mixer taps, glass shower screen, wash hand basin with mixer tap, low-level WC, radiator, extractor fan, part tiled walls, obscure UPVC double glazed window.

## External

### Front

Low maintenance open front garden mainly laid to lawn, pathway leading to the front door, driveway with offstreet parking for several cars leading to the brick built garage

### Rear Garden

Large westerly facing rear garden with a patio off the kitchen diner, mainly laid to lawn with planted borders, raised private decked area to the rear of the garage

### Garage

2.76m x 5.31m

Electric up and over garage door with a remote key fob, electric points and lighting.

