



Faulkner Crescent, Lytham St. Annes, FY8 3FJ

£254,000

EXCELLENT VALUE FOR MONEY! We are proud to present to you this modern, beautifully presented and maintained 3 bedroom semi-detached house, situated in Lytham St Annes.



31 Faulkner Crescent, Lytham St. Annes, FY8 3FJ

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Lytham St Annes. Benefiting from modern sophisticated décor throughout, detached single garage and well presented rear garden.

The living accommodation briefly comprises of; lounge, kitchen/diner, utility and WC/cloaks to the ground floor. To the first floor 3 bedrooms, ensuite shower room and bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings.

FREEHOLD
Council tax band – D

GROUND FLOOR

Lounge 17'5" x 15'5" (5.33m x 4.72m)

Carpet flooring with curtains

Kitchen/ Diner 9'5" x 15'5" (2.88m x 4.70m)

Laminate flooring with patio doors leading to the rear garden and blind. Integrated oven, hob, hood, dishwasher and fridge-freezer

Utility 6'3" x 6'5" (1.92m x 1.98m)

Laminate flooring with access to the rear garden and plumbing for washing machine

WC/ Cloaks

Carpet flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 12'8" x 8'9" (3.87m x 2.69m)

Carpet flooring with window to the front elevation, blind and fitted wardrobes

Ensuite

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, partially tiled décor and radiator

Bedroom 9'8" x 7'7" (2.95m x 2.32m)

Carpet flooring with window to the rear elevation and curtains

Bedroom 7'6" x 9'8" (2.31m x 2.97m)

Carpet flooring with window to the front elevation, curtains and blind

Bathroom

Tile flooring with 3 piece bathroom suite in white, heated towel rail, partially tiled décor and spotlighting

EXTERNAL

Driveway and garage. Upgraded garden areas.





