



Faulkner Crescent, Lytham St. Annes, FY8 3FL

£369,995

We are pleased to offer this well presented 4 bedroom detached property situated in Lytham St Annes. Items of note include a contemporary dining kitchen and dual French doors to the rear.

The property has well presented gardens with off road parking plus an internal garage.



12 Faulkner Crescent, Lytham St. Annes, FY8 3FL

We are delighted to offer for sale this modern detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen plus contemporary bathroom, en suite and WC. Items of note include dual French doors to rear, off road parking and the well presented gardens of the property. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, dining kitchen, second reception room and WC. The first floor hosts all 4 bedrooms including the master bedroom with the en suite plus the family bathroom.

There are well presented and upgraded gardens. There is off road parking to the front leading to the garage.

Tenure - 988 Years remaining - £450 Ground rent per year
Ground Rent - £450 per year
Council Tax - Band D

The property comprises

Ground Floor

Hallway

With fitted flooring.

Lounge 16'6" x 14'9" (5.03m x 4.51m)

With French doors to rear for garden access. Fitted flooring included.

Dining Kitchen 18'8" x 8'11" (5.70m x 2.72m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops plus tiling. Integrated oven, hob, hood and

dishwasher. French doors to rear for garden access. Fitted flooring included.

Second Reception Room 8'11" x 8'11" (2.74 x 2.73m)

Fitted flooring included.

WC 5'5" x 2'9" (1.67 x 0.84m)

Having modern white sanitary ware plus tiling. Fitted flooring included.

First Floor

Landing

With fitted flooring.

Bedroom 1 12'11" x 10'11" (3.94m x 3.33m)

Featuring fitted wardrobes. Fitted flooring included.

En Suite 7'9" x 4'8" (2.37m x 1.43m)

Having modern white sanitary ware, tiling, shower plus display window. Fitted flooring included.

Bedroom 2 11'11" x 8'6" (3.64m x 2.61m)

Featuring fitted wardrobes. Fitted flooring included.

Bedroom 3 9'8" x 8'9" (2.97m x 2.67m)

Featuring fitted wardrobes. Fitted flooring included.

Bedroom 4 8'9" x 8'7" (2.69m x 2.63m)

Featuring fitted wardrobes. Fitted flooring included.

Bathroom 7'9" x 6'7" (2.37m x 2.01m)

Having modern white sanitary ware, tiling plus bath. Fitted flooring included.

External

Beautifully presented and private rear garden, enclosed by panel fencing with artificial lawn and patio area. Double driveway to the front, leading to a single integral garage.





