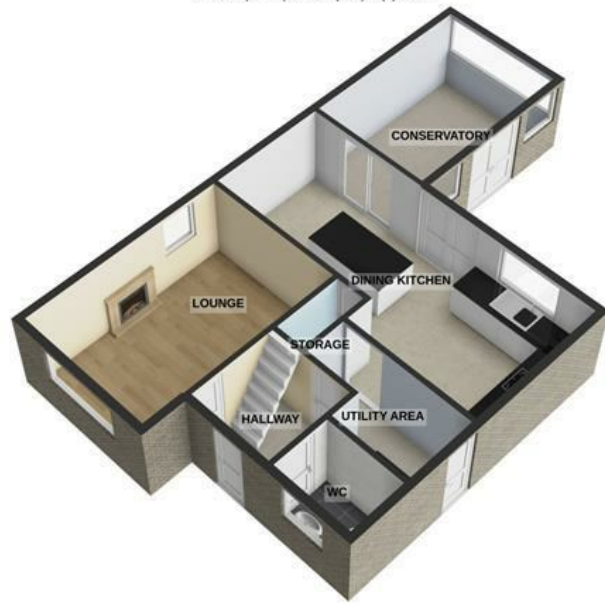
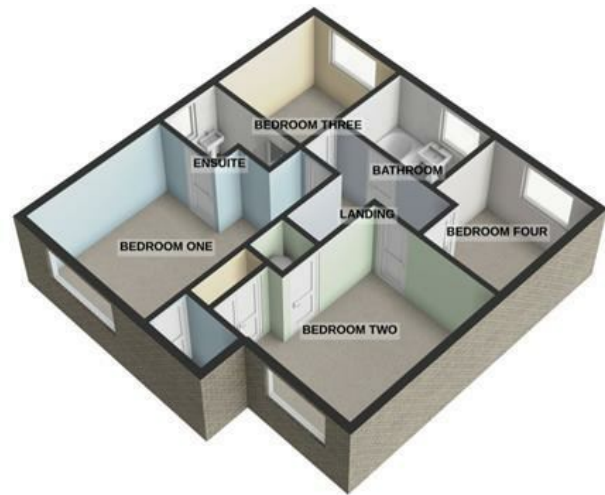


GROUND FLOOR  
65.8 sq.m. (709 sq.ft.) approx.



FIRST FLOOR  
54.9 sq.m. (591 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024

We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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**FAULKNER CRESCENT, LYTHAM ST. ANNES  
FY8 3FJ**

**ASKING PRICE £345,000**

- VERY WELL PRESENTED 4 BEDROOMED DETACHED FAMILY HOME IN HIGHLY SOUGHT AFTER LOCATION
- 4 BEDROOMS - BRIGHT AND AIRY LOUNGE - BEAUTIFUL DINING KITCHEN - CONTEMPORARY BATHROOM - EN-SUITE SHOWER ROOM - DOWNSTAIRS WC - SPACIOUS CONSERVATORY
- CONVENIENTLY LOCATED FOR BOOTH'S SUPERMARKET, THE WATERS EDGE GASTO PUB, LOCAL PRIMARY & SECONDARY SCHOOLS AND TRANSPORT LINKS
- SUNNY NORTH WEST FACING REAR GARDEN - GARAGE AND DRIVEWAY - EPC RATING: B







### Entrance

Entrance gained via composite door leading into;

### Entrance Hallway

Radiator, wooden flooring, staircase to the first floor landing, doors to the following rooms;

### Lounge

15'9 x 11'2

UPVC double glazed windows to the front and rear, radiator, wooden surround and back drop housing a log burner stove, television and telephone points, skirting boards.

### Separate WC

5'8 x 4'6

UPVC double glazed opaque window the front, radiator, two piece white suite comprising: WC and pedestal wash hand basin, skirting boards.

### Utility Area

5'9 x 5'7

UPVC opaque double glazed door providing access to the side, radiator, space for fridge freezer and washer / dryer, wooden work surfaces, tiled to splash backs, wall mounted cupboard housing 'Potterton' boiler, a further cupboard providing storage, wooden flooring.

### Dining Kitchen

24'3 x 9'0

UPVC double glazed windows to the rear, UPVC French door providing access to the rear garden, radiator, wooden work surfaces with incorporated stainless steel sink and drainer with chrome mixer tap, four ring gas hob with overhead 'Neff' extractor hood, integrated appliances include: 'Neff' electric oven & grill and 'Baumatic' dishwasher, large island style breakfast bar, space for dining table and chairs, good range of modern wall and base units, tiled to splash backs, large cupboard housing the fuse box which provides plentiful storage, laminate flooring throughout, UPVC double glazed French doors leading into;



### Conservatory

12'11 x 10'2

UPVC double glazed windows the side and rear, UPVC French doors leading out in to the rear garden, electric 'Fujitsu' interfloor wall mounted heater radiator, television point.

### First Floor Landing

Loft hatch, doors to the following rooms;

### Bedroom One

15'10 x 11'3

UPVC double glazed windows to the front, radiator, inbuilt cupboard providing an abundance of storage, television point, skirting boards, door leading into;

### En-suite Shower Room

7'9 x 4'4 at widest point

UPVC double glazed opaque window to the side, radiator, two piece white suite comprising: WC and pedestal wash hand basin, mains powered overhead shower in single glazed cubicle, part tiled walls, extractor fan, vinyl flooring, skirting boards.

### Bedroom Four

9'4 x 7'10

UPVC double glazed windows to the rear, radiator, skirting boards.

### Bathroom

7'3 x 6'0

UPVC double glazed opaque window to the rear, radiator, three piece white suite comprising: WC, pedestal wash hand basin and bath with chrome mixer tap, part tiled walls, extractor fan, vinyl flooring, skirting boards.

### Bedroom Three

9'2 x 8'7

UPVC double glazed windows to the rear, radiator, skirting boards.



### Bedroom Two

12'7 x 10'11 to the wardrobes

UPVC double glazed windows to the front, radiator, inbuilt wardrobe, cupboard housing a hot water cylinder, skirting boards.

### Outside

To the front is part laid to lawn, there is also shrub border. To the side is a driveway leading to a single brick garage with up and over door which has power and light. Low maintenance rear garden which is mostly laid to lawn with shrub/bush border. The immediate area outside the rear of the property is paved with Indian sandstone.

### Other Details

Tenure: Leasehold

Ground rent: £300.00 per annum

Maintenance charge: £165.00 per annum

Years left on the lease: 990

Council Tax Band: E ( £2,646.00 per annum )



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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