



ESTATE AGENTS • VALUER • AUCTIONEERS



69 Faulkner Crescent, St Annes

- Stunning Detached Family House
- Two Reception Rooms
- Fitted Kitchen & Dining Room
- Utility & Cloaks/WC
- Four Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Garden Front & Rear
- Garage & Driveway
- Gas CH & Double Glazing
- Leasehold & EPC Rating B

£365,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



69 Faulkner Crescent, St Annes

GROUND FLOOR

ENTRANCE HALL

4.75m x 1.22m plus stair reveal (15'7 x 4' plus stair reveal)

Delightfully appointed central hallway approached through modern outer door with upper obscure and leaded double glazed panels. Panel radiator with fixed wood display shelving and wrought iron legs. Turned staircase leads off with white spindled balustrade. Under stair cupboard.



CLOAKS/WC

1.91m x 0.94m (6'3 x 3'1)

With two piece suite comprising; pedestal wash hand basin with chrome mixer tap and splash back tiling. The suite is completed by a low level WC. Panel radiator. Obscure opening double glazed outer window.

LOUNGE

5.97m into bay x 3.25m (19'7 into bay x 10'8)

Superbly appointed principal reception room with walk in double glazed square bay window with two opening lights. Panel radiator. The focal point of the room is a recently installed polished marble fireplace with gas coal effect living flame fire and matching marble over mantle and hearth. Second panel radiator on the inner wall.



OPEN PLAN REAR SITTING ROOM/DINING AREA

5.79m x 3.10m (19' x 10'2)

Superb FAMILY sitting/dining area being open plan to the adjoining kitchen. Two matching double opening, double glazed doors overlook and give access onto the enclosed feature rear garden. Double panel radiator. Wired for wall mounted television.



OPEN PLAN KITCHEN

2.90m x 2.74m (9'6 x 9')

Extremely well fitted modern kitchen with an excellent range of white wall and floor mounted cupboards and drawers. Turned laminate working surfaces with discreet downlighting. 'Carron' one and a half bowl single drainer stainless steel sink unit and chrome mixer tap. Part tiled walls. Built in Neff appliances comprise: Automatic fan assisted oven and grill. Combination microwave oven above. Four ring gas hob in stainless steel surround. Illuminated stainless steel extractor canopy above. Integrated dishwasher. Built in fridge and freezer. Panel radiator. Ceiling halogen downlights. Double glazed outer window with side opening light enjoys delightful views of the rear garden.



UTILITY PORCH

2.82m x 1.45m (9'3 x 4'9)

Matching floor mounted units with turned laminate working surfaces and inset single drainer stainless steel sink unit with chrome mixer tap. Matching splash back tiling. Integrated automatic washing machine. Panel radiator. Wall mounted extractor fan. Outer door with upper double glazed obscure panel.

FIRST FLOOR

Approached from the previously described turned staircase leading to the central landing.

LANDING

4.80m x 2.06m (15'9 x 6'9)

With matching spindled balustrade. Double glazed opening window overlooks the front garden. Panel radiator. Access to the loft. Airing cupboard contains an insulated hot water cylinder with shelving above.



BEDROOM SUITE ONE

4.27m x 3.35m (14' x 11')

(With a 10ft high feature vaulted ceiling) Superb extremely well fitted principal double bedroom. Arched double glazed window with two opening lights overlooks the front elevation. Panel radiator. Extensive range of white wardrobes with matching drawer units.



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EN SUITE SHOWER ROOM/WC

2.51m into shower x 1.35m (8'3 into shower x 4'5)

Part ceramic tiled walls. Three piece suite comprises: tiled step in shower compartment with a plumbed shower and folding outer door. Pedestal wash hand basin with chrome mixer tap. The suite is completed by a low level WC. Panel radiator. Obscure double glazed opening outer window gives natural light. Wall mounted extractor fan.



BEDROOM TWO

3.73m x 2.64m (12'3 x 8'8)

Second well proportioned double bedroom with double glazed window with two opening lights overlooks the front garden. Panel radiator.



BEDROOM THREE

3.12m x 3.12m (10'3 x 10'3)

Third nicely appointed double bedroom with double glazed window with two side opening lights enjoys views of the rear garden. Panel radiator.



BEDROOM FOUR

2.92m x 2.64m (9'7 x 8'8)

Fourth deceptive double bedroom with double glazed window with side opening light enjoying views of the maturing rear garden. Panel radiator.

BATHROOM/WC

2.29m x 1.88m (7'6 x 6'2)

With part ceramic tiled walls. Three piece suite comprises: panelled bath with chrome mixer taps and plumbed shower above with pivoting screen. Pedestal wash hand basin with matching chrome mixer tap. The suite is completed by a low level WC. Panel radiator. Wall mounted extractor fan. Double glazed obscure opening outer window.



OUTSIDE

To the front of the property there is a lawned garden with flower bed. External lighting and double asphalted driveway gives access to the integral GARAGE. External gas and electric meters.

To the immediate rear there is a superb FAMILY garden (36' x 34' approx) laid principally to lawn with paved sun terrace and rear patio. Well stocked maturing shrub and flower borders with established trees. External garden tap.



DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a wall mounted Potterton boiler in the garage serving panel radiators and domestic hot water.

GARAGE

5.28m x 2.57m (17'4 x 8'5)

Approached through an up & over and side double glazed personal door. Power and light supplies. Wall mounted circuit breaker fuse box. Potterton gas central heating boiler.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £300. Council Tax Band E

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MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £300 per year is currently levied. (Solicitor to confirm).

LOCATION

This stunning four bedroom detached house really is a compliment to the present owners and must be inspected to be appreciate the tastefully appointed and well presented interior and maturing south facing family rear garden. Constructed approximately 8 years ago by Morris Homes and is situated on this very pleasant development just off Heyhouses Lane close to Booths supermarket and well placed for local schools, transport services and amenities in both St Annes, Ansdell and Lytham.

Internal and external viewing strongly recommended.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

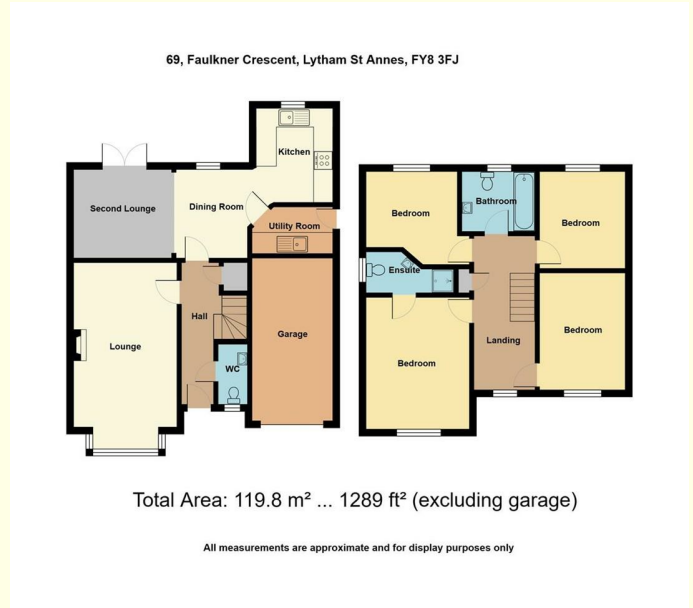
John Arden & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

PROPERTY MISDESCRIPTION ACT

John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared June 2023



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
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