



ESTATE AGENTS • VALUER • AUCTIONEERS



## 51 Faulkner Crescent, Lytham St Annes

- Modern Mid Mews Family House
- Accommodation Split over Three Floors
- Ground Floor Dining Kitchen, Utility & Cloaks/WC
- 1st Floor Lounge, Double Bedroom & Bathroom/WC
- Three 2nd Floor Bedrooms, Two En Suites
- Garage & Off Road Parking
- Good Sized Rear Garden
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band D & EPC Rating B

**£289,950**

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



[www.johnardern.com](http://www.johnardern.com)



# 51 Faulkner Crescent, Lytham St Annes

## GROUND FLOOR

### ENTRANCE HALL

Approached through a hardwood outer. Single panel radiator. BT broadband Open Reach master socket. Centre ceiling light. Stairs to first floor.

### CLOAKS/WC

Two piece white suite comprises: Pedestal wash hand basin with centre stainless steel mixer taps and tiled splash back. Low level WC. Ceiling extractor fan. Centre ceiling light. Single panel radiator.



### DINING-KITCHEN

Spacious modern dining-kitchen with an excellent range of eye & low level fixture cupboards and drawers. Roll topped working surface incorporating a Carron Phoenix one & a half bowl single drainer stainless steel sink unit. Integrated Neff appliances comprise: Four ring gas hob in stainless steel surround with matching splash back. Illuminated extractor hood above. High level electric fan assisted oven and grill. Full size dishwasher. Integrated fridge/freezer. uPVC double glazed window with side opening light and fitted blind overlooks the front elevation towards 'The Water's Edge' pub/restaurant. Four LED downlights.



### DINING AREA

To the DINING AREA there are uPVC double glazed Bi Fold doors overlooking and giving access to the rear garden. Double panel radiator. Centre ceiling light. Television aerial point. Door gives access to:



### UTILITY AREA

With matching roll topped working surface with plumbing for automatic washer/dryer below. Envirovent wall mounted extractor fan. Internal door gives access to the integral garage.

### FIRST FLOOR LANDING

Approached from the previously described staircase leading to the first floor landing with continuing staircase leading to the second floor. Single panel radiator. uPVC double glazed window with side opening light overlooks the rear elevation and further uPVC double glazed opening window overlooking the front elevation. Wall mounted thermostat. Ceiling light. Smoke alarm. Airing cupboard contains the Megaflo Eco hot water cylinder.

### LOUNGE

Well appointed lounge with uPVC double glazed, double opening doors giving access to the Juliet balcony overlooking the rear elevation. uPVC double glazed opening window overlooks the front elevation. Sky and TV aerial points. Two double panel radiators with thermostatic valve control. Two ceiling lights.



### BEDROOM THREE

Third double bedroom with uPVC double glazed opening window overlooks the front elevation. Single panel radiator. Range of fitted wardrobes with upper shelving. Centre ceiling light.

# 51 Faulkner Crescent, Lytham St Annes



## BATHROOM/WC

Four piece white bathroom suite comprises: step in tiled shower compartment with a plumbed Aqualisa shower and pivoting outer screen. Panelled bath with centre stainless steel mixer taps. Villeroy & Boch pedestal wash hand basin with centre stainless steel mixer taps and fitted wall mirror above. The suite is completed by a low level WC. Single panel radiator with thermostatic valve control. uPVC double glazed window with side opening light. Part ceramic tiled walls. Four halogen downlights.



## SECOND FLOOR LANDING

Approached from the previously described staircase leading to the second floor landing. Single panel radiator with thermostatic valve control. uPVC double glazed with side opening light overlooks the rear elevation. Smoke alarm. Centre ceiling light.

## BEDROOM SUITE ONE

Spacious principal bedroom suite with uPVC double glazed window with side opening light overlooks the rear elevation. Single panel radiator. Range of fitted white gloss wardrobes and matching drawer unit. Two ceiling lights. Television aerial point. Wall mounted thermostat and timer control.



## EN SUITE SHOWER ROOM/WC

Three piece white suite comprises: step in tiled shower compartment with a plumbed Aqualisa shower and pivoting outer screen. Villeroy & Boch pedestal wash hand basin with centre stainless steel mixer tap. The suite is completed by a Villeroy & Boch low level WC. uPVC double glazed obscure opening window. Three halogen downlights and ceiling extractor fan. Single panel radiator.



## BEDROOM SUITE TWO

Second well appointed double bedroom suite with uPVC double glazed opening window overlooking the front elevation. Fitted white gloss wardrobe. Single panel radiator with thermostatic valve control.



## EN SUITE SHOWER ROOM/WC

Three piece white suite comprises: step in tiled shower compartment with a plumbed Aqualisa shower and pivoting outer screen. Villeroy & Boch pedestal wash hand basin with centre stainless steel mixer tap. The suite is completed by a Villeroy & Boch low level WC. uPVC double glazed obscure opening window. Three halogen downlights and ceiling extractor fan. Single panel radiator with thermostatic valve control.



# 51 Faulkner Crescent, Lytham St Annes

## BEDROOM FOUR

Fourth deceptive double bedroom with uPVC double glazed opening window. Single panel radiator. Ceiling light.



## OUTSIDE

To the front of the property the garden has been laid with artificial grass for ease of maintenance together with mature shrub and tree border. Asphalt driveway gives off road parking for one car and leads to the integral garage. Outside light. Gas and electric meters.

To the immediate rear there is a delightful enclosed garden again laid with artificial grass for ease of maintenance with flagged sun patio adjoining the house and mature tree and shrub border.



## 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 serving panel radiators and domestic hot water.

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of approx £165 per annum is currently levied.

## 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 £350 . Council Tax Band D.

## LOCATION

This spacious four bedroom modern mews town house offers family accommodation over three floors constructed approximately 9 years ago by Morris Homes and is situated on this very pleasant development just off Heyhouses Lane, close to Booths supermarket and 'The Water's Edge' pub/restaurant. The development is also well placed for a number of 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## Consumer Protection from Unfair Trading Regulation

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 2024



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

[www.johnardern.com](http://www.johnardern.com)

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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.