





Asking Price £175,000

TENURE : FREEHOLD

Church Road, St Annes, FY8

Bedrooms : 3 **Bathrooms : 1** **Reception Rooms : 1**

- **THREE BEDROOM TERRACE HOUSE IN POPULAR AREA OF ST ANNES**
- **GOOD SIZE LOUNGE AND MODERN KITCHEN/DINER**
- **THREE GOOD SIZE BEDROOMS AND FAMILY BATHROOM**
- **LARGE AND SPACIOUS REAR GARDEN W/ PARKING**
- **DOUBLE GLAZING AND GAS CENTRAL HEATING**
- **FREEHOLD IN TENURE AND NO ONWARD CHAIN**

Harbour Properties
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Website: **http://www.harbourproperties.co.uk**

Harbour Properties are delighted to bring to the market for sale, this three bedroom terrace house in St Annes on Sea. The property is ideally located just minutes walk to St Annes square with its array of shops, pubs and amenities, and close by to the sea front and beaches. Downstairs has a good size lounge, modern kitchen/diner, and rear porch. Upstairs boasts three good size bedrooms and a family bathroom. To the front is a small garden, with gate and path. To the rear is a very large garden with patio area, lawn area, at the back of the rear garden there are large double gates leading to a graveled parking space. The property comes with double glazing and gas central heating throughout. The property is freehold in tenure and has no onward chain.

ENTRANCE HALLWAY *1.43m x 0.99m (4' 8" x 3' 3")*
Entrance hallway, Leading to....

LOUNGE *4.48m x 3.89m (14' 8" x 12' 9")*
Large lounge to the front with carpet, gas fire and surround. Large window, with stained glass panels above, overlooking the front garden.

KITCHEN/DINER *5.39m x 2.06m (17' 8" x 6' 9")*
Modern fitted kitchen, part tiled with cream wall and base units with wooden-effect worktops. The kitchen benefits from an integrated electric oven, gas hob and extractor. There is also a useful under-stairs storage cupboard, along with ample space for a dining table and chairs. The kitchen boasts a feature fireplace and stable style door providing access to the rear porch.

REAR PORCH *1.89m x 1.02m (6' 2" x 3' 4")*
To the rear is a porch area, with windows over looking the rear garden.

BEDROOM 1 *4.06m x 2.50m (13' 4" x 8' 2")*
Large double bedroom to the front of the property with carpet, radiator and a window with views of the front garden.

BEDROOM 2 *3.13m x 2.65m (10' 3" x 8' 8")*
Good size double bedroom to front of the property with carpet, radiator and a window with views of the front garden.

BEDROOM 3 *2.27m x 2.98m (7' 5" x 9' 9")*
Small double bedroom to the rear of the property with carpet.

BATHROOM *2.28m x 2.74m (89' 7" x 107' 10")*
Family bathroom with wooden effect vinyl flooring, part tiled walls, WC, basin, bath with victorian style mixer tap and shower attachement and separate walk-in shower with rainfall & handheld shower.

OUTSIDE
To the front is a small enclosed garden with gate and path. To the rear is a very large garden with patio and lawn areas, at the back of the rear garden there are large double gates allowing access to a gravel parking space.

Disclaimer
At Harbour Properties we make our advertisements as accurate as we can, however complete correctness cannot be guaranteed and any information provided, including measurements and any leasehold fees, should be used as a guideline only. All details provided in this advert should be excluded from any contract. Please note no appliances, electrics, drains, plumbing, heating or anything else have been tested by Harbour Properties. All purchasers are recommended to carry out their own investigations before completing a purchase.







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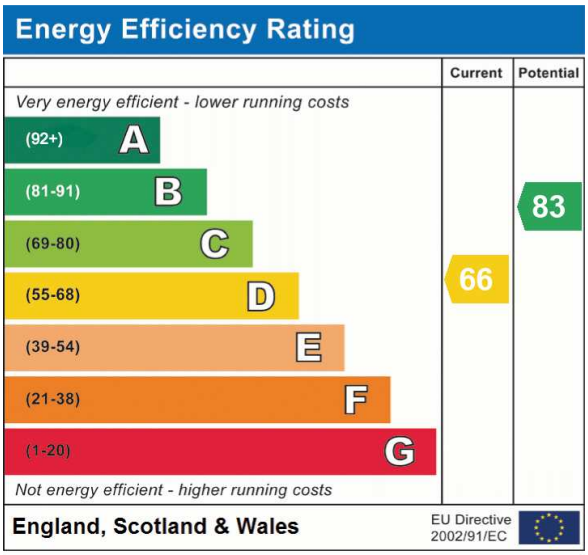
GROUND FLOOR
426 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR
363 sq.ft. (33.8 sq.m.) approx.

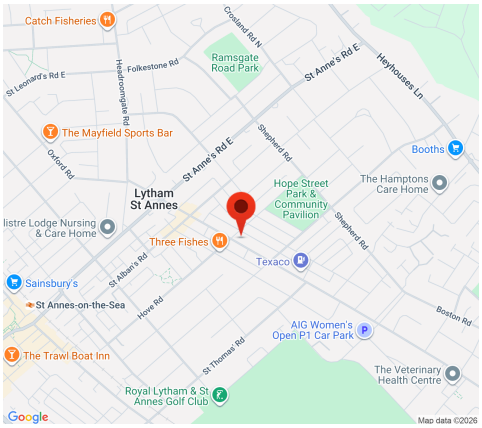


TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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