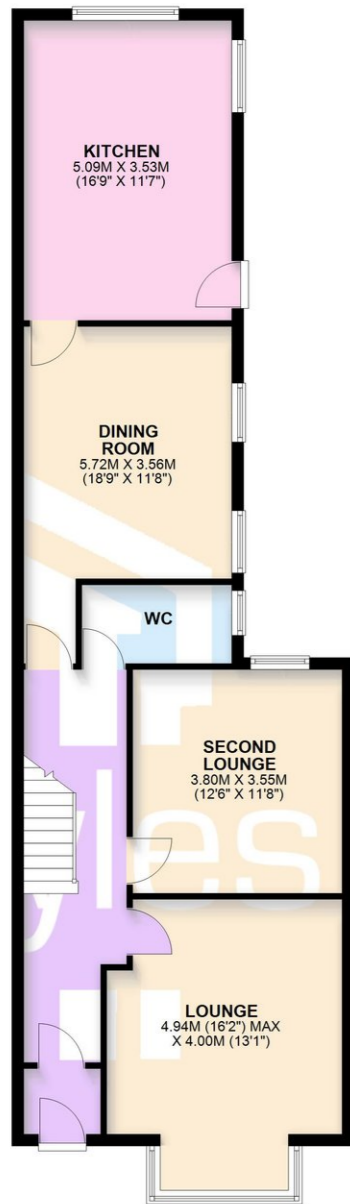
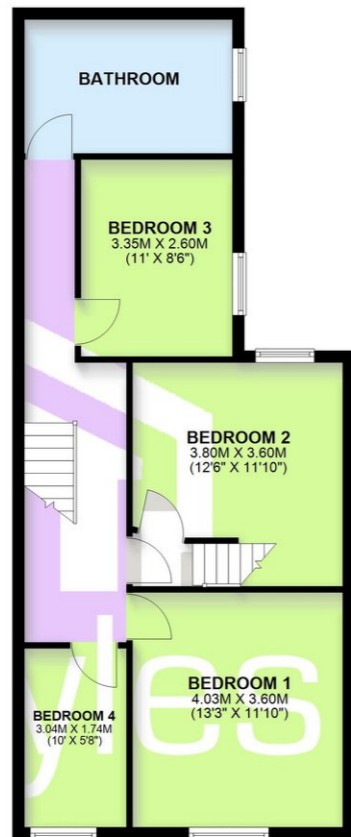


GROUND FLOOR
APPROX. 81.6 SQ. METRES (878.4 SQ. FEET)



FIRST FLOOR
APPROX. 63.2 SQ. METRES (680.2 SQ. FEET)



SECOND FLOOR
APPROX. 29.7 SQ. METRES (319.9 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.

8 Kensington Road, Ansdell, Lytham St. Annes, FY8 4ET

- Attractive Chain Free Mid-Terraced House In A Highly Desirable Coastal Location
- Close To Fairhaven Lake And Excellent Amenities In Ansdell
- Spacious And Versatile Accommodation Across Three Floors
- Generous Lounge, a second Lounge, Dining Room And Fitted Kitchen
- Four Well-Proportioned Bedrooms Plus Large 5th Bedroom in the Loft.
- Front Garden And Low-Maintenance Rear Garden With Decked Seating Area

£395,000
Freehold



Situated in a highly desirable location, this attractive mid-terrace home is ideally positioned within easy reach of Fairhaven Lake, as well as the excellent shops, amenities and transport links available in Ansdell. Close to Senior & Primary Schools. The property perfectly combines everyday convenience with a sought-after coastal lifestyle.

This **Chain Free** home offers spacious and versatile accommodation arranged over three floors. To the ground floor, an inviting entrance hallway leads to a generously proportioned lounge, a second lounge, dining room, kitchen, and a convenient ground floor WC completes the layout. To the first floor, there are four well-proportioned bedrooms and a family bathroom. The second floor offers a large 5th bedroom.

Externally, the property benefits from a charming front garden and a low-maintenance rear garden featuring a decked seating area and gated access to the rear service road —perfect for outdoor dining and relaxation.

This is a fantastic opportunity to acquire a substantial family home in a prime coastal location, early viewing is highly recommended.

Tenure: Freehold

Council Tax: Band D



Ground Floor

Porch 1.31m (4'3") x 1.12m (3'8") Door to:

Entrance Hall Radiator, stairs to first floor, door to:

Lounge 4.94m (16'2") max x 4.00m (13'1") Double glazed box window to front, two radiators, TV point, two wall light points, decorative coving to ceiling, coal effect gas fire set in tiled surround.

Second Lounge 3.80m (12'6") x 3.55m (11'8") Double glazed window to rear, radiator, two wall light points, coving to ceiling, coal effect gas fire set in wooden surround and with marble inset and hearth.

Dining Room 5.72m (18'9") x 3.56m (11'8") Double glazed window to side, obscure double glazed window to side, radiator, coving to ceiling, coal effect gas fire with set in, wooden surround and marble inset and hearth, door to:

Kitchen 5.09m (16'9") x 3.53m (11'7") Fitted with a matching range of base and eye level units with worktop space over incorporating a breakfast bar, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge and freezer, built-in double oven, built-in four ring gas hob with pull out extractor hood over, double glazed window to rear, double glazed window to side, radiator, wall mounted gas heater, door to side.

WC 2.55m (8'4") x 1.34m (4'5") Obscure double glazed window to side, fitted with two piece suite comprising pedestal wash hand basin with mixer tap and WC, part tiled walls, radiator, tiled flooring.

First Floor

Landing Radiator, coving to ceiling, door to:

Bedroom 1 4.03m (13'3") x 3.60m (11'10") Double glazed window to front, fitted bedroom suite with a range of wardrobes, radiator.

Bedroom 3 3.35m (11') x 2.60m (8'6") Double glazed window to side, radiator.

Bedroom 4 3.04m (10') x 1.74m (5'8") Double glazed window to front, radiator.

Bathroom 3.57m (11'9") x 2.21m (7'3") Fitted with three piece suite with comprising, panelled bath with shower attachment, mixer tap and glass screen, pedestal wash hand basin with mixer tap and WC, full height tiling to all walls, obscure double glazed window to side, radiator, built-in storage cupboard.

Inner hallway Stairs to second floor, door to:

Bedroom 2 3.80m (12'6") x 3.60m (11'10") Double glazed window to rear, radiator.

Bedroom 5 5.50m (18'1") x 5.48m (18') Two velux windows, radiator, built-in storage.

External Gardens to the front and enclosed rear of the property.

