



**23 Cross Street, St Annes, FY8 2HU**

**£215,000**

*This Fantastic Four bedroom Family Home Is Ideally Located Within Easy Reach Of Local Shops, Schools, St Annes Square And The Sea Front. The Property Has Been Fully Refurnished, Briefly Comprising: Entrance Hallway, Lounge, Open Plan Dining Kitchen, Master Bedroom With En-Suite WC, Three Further Bedrooms, Family Bathroom, Attractive Rear Garden, Off Road Parking And Detached Double Garage. Available With No Forward Chain.*



### Entrance Vestibule

Composite exterior door with obscure double glazed panels. Coving, dado rail and engineered oak flooring. Part glazed door to:

### Entrance Hall

Staircase leading to the first floor. Coving, ceiling light, engineered oak flooring and radiator with decorative cover. Doors leading to the following rooms:

### Lounge



UPVC double glazed bay window to the front. Coving, ceiling light, radiator, engineered oak flooring, TV aerial point and wall mounted living flame gas fire.

### Open Plan Dining Kitchen



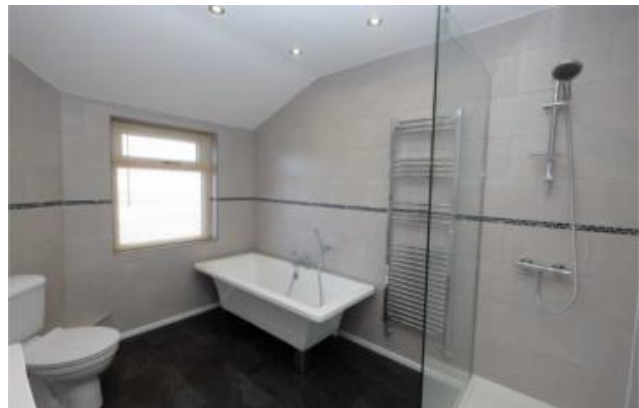
UPVC double glazed windows and doors to the rear. Skylight window. Range of fitted wall and base units with matching island incorporating breakfast bar, laminate work

surfaces and inset 1 ½ bowl Lamona stainless steel sink and drainer with chrome mixer tap. Integrated washing machine and Flavel range cooker with stainless steel splash back panel and illuminated extractor above. Space for further integrated appliances such as a dishwasher and fridge freezer. Spot lighting, ceiling light, coving, wall mounted living flame gas fire, radiator, TV aerial point, lighting under wall units, chrome ladder style radiator and useful under stairs storage/cloaks cupboard with light and shelving.

### First Floor Split Level Landing

Aforementioned staircase from the first floor. Further staircase leading to the second floor. Coving and ceiling light. Doors leading to the following rooms:

### Bathroom



UPVC double glazed obscure window to the rear. Four piece white suite, comprising: freestanding bath with central chrome mixer tap and handheld shower attachment; walk-in shower area with glass shower screen, wall mounted controls and handheld shower attachment on riser rail; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Fully tiled walls, vinyl flooring, spot lighting and chrome ladder style towel radiator.

### Bedroom Two



UPVC double glazed window to the rear. Built-in wardrobe with mirrored sliding doors housing Worcester boiler. Coving, ceiling light and radiator.

### Bedroom Three



UPVC double glazed window to the front. Coving, ceiling light, radiator and TV aerial point.

### Bedroom Four



UPVC double glazed window to the front. Coving, ceiling light and radiator.

### Second Floor Landing

Aforementioned staircase from the first floor. UPVC double glazed obscure window to the rear. Ceiling light. Door to:

### Master Bedroom



UPVC double glazed window to the rear. Ceiling light, radiator, spot lighting, TV aerial point and eaves storage cupboard. Door to:

### En-Suite WC

Skylight window. Two piece white suite, comprising: pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Ceiling light and tiled flooring and splash backs.

### External



To the front, there is a block paved driveway providing off road parking for two cars.

To the rear, the private garden has been landscaped to include a large lawned area, paved patio and paths, external water tap and personal access gate to the side.

### Detached Double Garage



Two up and over doors to the rear. UPVC double glazed obscure personal access door and window to the front, leading into the garden. Power and lighting.

### Additional Information

Tenure - Freehold

Council Tax Band - B

Please note - the EPC was obtained prior to the refurbishment, therefore the rating is likely to have significantly improved.

### EPC Results

Current Energy Efficiency Rating - E (53)

Potential Energy Efficiency Rating - C (71)

Current Environmental Impact Rating - E (45)

Potential Environmental Impact Rating - D (63)

## Floor Plans

**Disclaimer:**

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, electric appliances and any fittings in the sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.