



KENDAL ROAD, ST ANNES, FY8 2LQ

£145,000

- WELL PRESENTED 3 BEDROOM PERIOD MID TERRACED PROPERTY
 - QUIET RESIDENTIAL LOCATION VERY CLOSE TO ST ANNES OLD LINKS GOLF COURSE
- 3 BEDROOMS - 2 RECEPTION ROOMS - KITCHEN - BATHROOM
 - SUNNY SOUTH WEST FACING GARDEN - Energy Rating - To be confirmed


 X 3

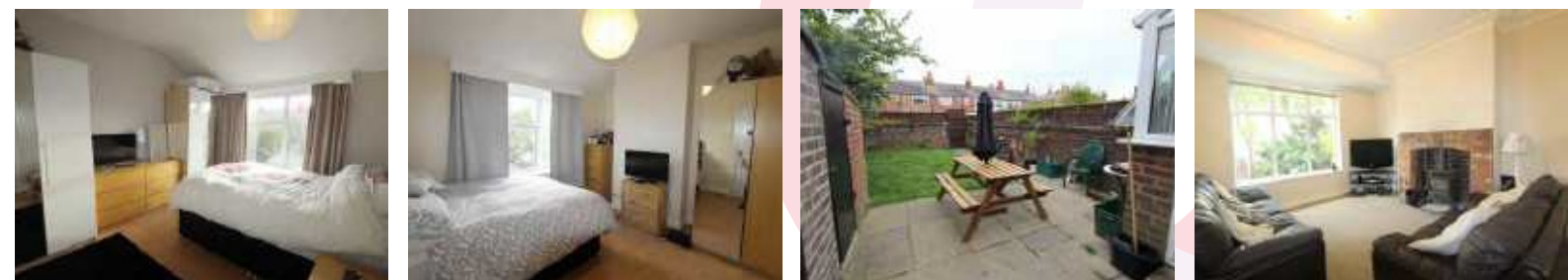

 X 1


 X 2


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 X 0





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, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial Properties Ltd. We therefore cannot offer any guarantees in respect of them.



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Entrance

UPVC door with double glazed opaque glass insert and double glazed opaque window to side leads into;

Hallway

Wood effect laminate flooring, radiator, skirting board, picture rail and coving, staircase leading to first floor landing, doors to the following rooms;

Reception Room One 13'5 x 11'7 (4.09m x 3.53m)

Large UPVC double glazed window to front allowing plentiful light, bricked fire surround housing multi fuel burner, radiator, television point, skirting boards and coving.

Reception Room Two 13'4 X 10'9 (4.06m X 3.28m)

Large UPVC double glazed window to rear allowing plentiful light, radiator, television point, door into storage cupboard.

Kitchen 16'11 x 6'8 (5.16m x 2.03m)

UPVC double glazed windows to side and rear, range of contemporary fitted wall and base units with wood effect laminate work surfaces, tiled to splash backs, stainless steel sink and drainer, plumbed for washing



machine, space for oven, space for low level fridge and freezer, radiator, tile effect vinyl flooring, UPVC double glazed door to rear garden.

First Floor Landing

Aforementioned staircase leading to first floor landing, doors to all first floor rooms;

Bathroom 9'4 x 6'9 (2.84m x 2.06m)

UPVC double glazed opaque window to rear, three piece white suite comprising; bath with overhead electric shower and glass shower screen, pedestal wash hand basin, WC, wood effect vinyl flooring, half tiled walls.

Bedroom One 13'5 x 10'10 (4.09m x 3.30m)

Large UPVC double glazed window to rear allowing plentiful light, wood effect laminate flooring, radiator, television point.

Bedroom Two 11'7 x 10'8 (3.53m x 3.25m)

Large UPVC double glazed window to front allowing plentiful light, wood effect laminate flooring, radiator, television point.



Bedroom Three 8'8 x 5'11 (2.64m x 1.80m)

Large UPVC double glazed window to front allowing plentiful light, wood effect laminate flooring, radiator, television point.

Outside

Stoned front garden with shrub and tree borders. Sunny South West facing rear garden with laid to lawn area, paved seating area, brick built outhouse providing storage space.

Other Details

Tenure - Leasehold

Tax Band - B (£1231.08 per annum)



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