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## 212 Church Road, St Annes on Sea FY8 3NW

- Sought-after residential location close to amenities
- Within catchment for well-regarded schools
- Beautifully presented throughout
- Open plan living dining kitchen overlooking the garden
- Three well-proportioned bedrooms
- South-facing private rear garden ideal for entertaining

**£310,000**  
 Leasehold

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -  
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Set in a highly desirable residential location, this impressive semi-detached family home is within walking distance of a wide range of amenities, with several well-regarded schools close by.

Beautifully presented throughout, the property offers well-planned accommodation ideal for modern family living. To the ground floor, there is a welcoming reception room, along with a superb open plan living dining kitchen overlooking the rear garden, creating a bright and sociable space. A useful guest cloakroom completes the ground floor.

To the first floor are three generous bedrooms, all well-proportioned, served by a contemporary family bathroom.

One of the standout features of this home is the private south-facing rear garden, providing an excellent space for both relaxing and entertaining. Externally, there is ample off-street parking to the front.

Early viewing is highly recommended.

Tenure: Leasehold  
Ground Rent: £5.80 pa

Council Tax: Band C



#### **Porch**

Door to:

#### **Entrance Hall**

Coving to ceiling, stairs to first floor, open plan to Kitchen/Dining Room, door to:

#### **Lounge 4.08m (13'5") max into bay x 3.35m (11')**

Double glazed bay window to front, radiator, TV point, two wall light points, coving to ceiling, coal effect gas stove.

#### **Kitchen/Dining Room 5.79m (19') x 4.05m (13'3")**

Fitted with a matching range of base and eye level units with worktop space over, breakfast bar, stainless steel sink with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, built-in microwave, double glazed bay window to rear, radiator, TV point, external door to side, French doors to rear garden.

#### **WC**

Obscure double glazed window to front, fitted with two piece suite comprising vanity wash hand basin with storage under and mixer tap, and WC.

#### **First Floor**

#### **Landing**

Obscure double glazed window to side, access to boarded loft space with pull-down ladder, door to:

#### **Bedroom 1 4.05m (13'3") x 3.30m (10'10")**

Double glazed window to rear, built-in double wardrobe, radiator, TV point.

#### **Bedroom 2 4.08m (13'5") max into bay x 3.35m (11')**

Double glazed bay window to front, built-in double wardrobe, radiator, TV point.

#### **Bedroom 3 2.52m (8'3") x 2.34m (7'8")**

Double glazed window to front, radiator.

#### **Bathroom**

Fitted with three piece suite comprising panelled bath with shower attachment, mixer tap and glass screen, pedestal wash hand basin with mixer tap and WC, part tiled walls, heated towel rail, Bluetooth illuminated wall mirror, extractor fan, obscure double glazed window to side, obscure double glazed window to rear, boiler cupboard housing wall mounted combination boiler.

#### **External**

Driveway with off street parking space for multiple vehicles and leading to a single garage with up-and-over and courtesy door to rear garden. Low maintenance front garden. Good sized South facing rear garden with Indian stone paved patio and lawn, timber shed with power and lighting.

