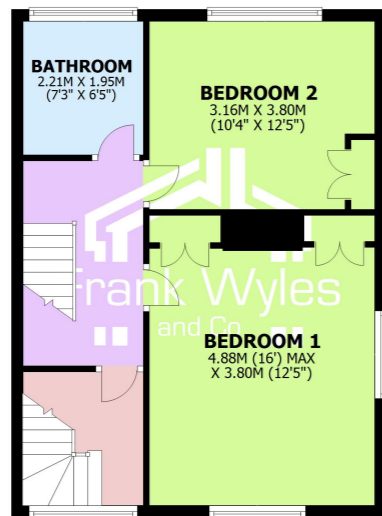


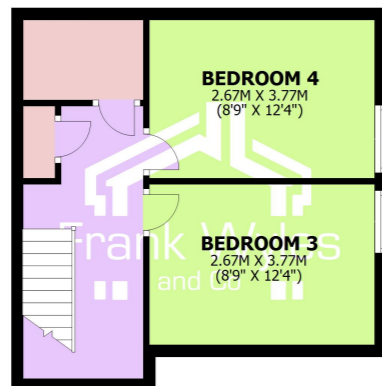
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	82



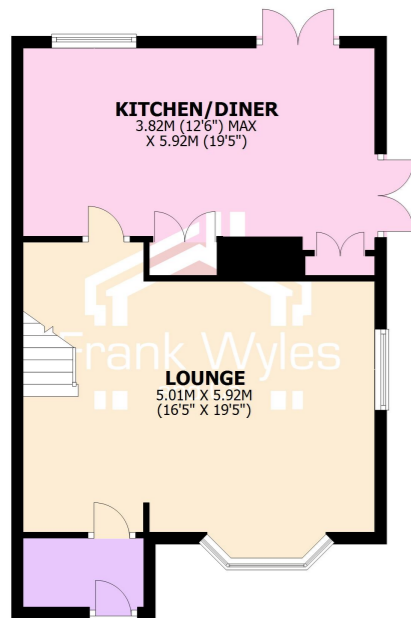
**FIRST FLOOR**  
APPROX. 48.2 SQ. METRES (518.4 SQ. FEET)



**SECOND FLOOR**  
APPROX. 33.5 SQ. METRES (360.6 SQ. FEET)



**GROUND FLOOR**  
APPROX. 51.2 SQ. METRES (551.4 SQ. FEET)



**01253 713 695**

**21 Orchard Road, St. Annes FY8 1RY**

**01253 731 222**

**11 Park Street, Lytham FY8 5LU**

[sales@frankwyles.com](mailto:sales@frankwyles.com) [lytham@frankwyles.com](mailto:lytham@frankwyles.com)

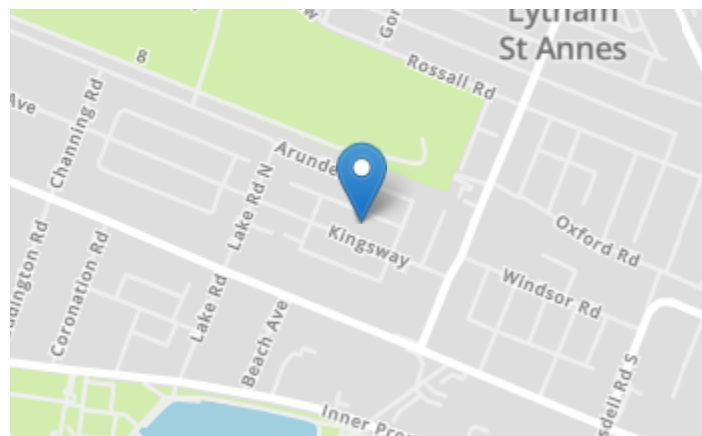
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**5 Kingsway,**  
**Ansdell, Lancashire, FY8 1AB**

- Three Storey End Of Terrace House
- Located In The Heart Of Ansdell Within Short Walk To Fairhaven Lake
- Lounge & Dining Kitchen
- Four Bedrooms & Bathroom
- Gardens To Front, Rear & Side
- Off Road Parking To Side

**Frank Wyles**  
and Co

**£360,000**

Freehold  
Energy Efficiency Rating: D



## 5 Kingsway,

Andsell, Lancashire, FY8 1AB

**£360,000**

Lovely Three Storey End Of Terrace Of Just Three Houses Located At The Top Of This Ever Popular Road In Andsell Within Easy Reach Of The Great Local Amenities, And Just A Short Stroll To Fairhaven Lake. To The Ground Floor Is Porch Leading To An Open Plan Lounge With A Door Through To A Kitchen Diner Spanning The Width Of The Property. To The First Floor Are Two Double Bedrooms With A Bathroom And, To The Second Floor, Two Further Bedrooms. The Property Benefits From Being On A Corner Plot With Lawned Gardens To The Front & Side And A Decked Garden To The Rear Plus Off Road Parking. A Must See!

Tenure: Freehold. Council Tax Band: D



### Ground Floor

Porch

Double glazed windows. Door to:

Lounge 5.92m (19'5") x 5.01m (16'5")

Double glazed bay window to front with window seat and double glazed window to side. Coal effect open fire with marble hearth. Radiator. TV point. Stairs to first floor. Door to:

Kitchen/Diner 5.92m (19'5") x 3.82m (12'6") max

Double glazed window to rear. Fitted with a matching range of base and eye level units with worktop space over incorporating stainless steel sink with single drainer and mixer tap. Integrated fridge, freezer and dishwasher, and plumbing for washing machine. Electric point for cooker with extractor hood over. Radiator. Built-in cupboards. Two sets of double glazed French doors leading to the side and rear gardens.

### First Floor

Landing

Stairs to second floor. Doors leading to the following rooms:

Bedroom 1 4.88m (16') max x 3.80m (12'5")

Double glazed window to front and double glazed window to side. Fitted bedroom suite with a range of wardrobes. Radiator.



Bedroom 2 3.80m (12'5") x 3.16m (10'4")

Double glazed window to rear. Built-in double wardrobe and storage cupboard. Radiator.

Bathroom

Obscure double glazed window to rear. Fitted with three piece suite comprising panelled bath with shower attachment, mixer tap and glass screen, wall mounted wash hand basin with mixer tap, and WC. Full height tiling to all walls. Heated towel rail, and extractor fan.

Tiled flooring.

### Second Floor

Landing

Two storage cupboards. Doors to the following rooms:

Bedroom 3 3.77m (12'4") x 2.67m (8'9")

Double glazed window to side. Radiator.

Bedroom 4 3.77m (12'4") x 2.67m (8'9")

Double glazed window to side. Radiator.

External

Decked garden to rear and lawned garden to front and side with mature borders. Off road parking to side.

