



ESTATE AGENTS • VALUER • AUCTIONEERS



## 11 Richmond Avenue, Wrea Green

- Detached Family House
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility & Cloaks/WC
- Four Bedrooms
- Family Bathroom/WC
- Gas CH & Double Glazing
- Tandem Double Garage & Gardens
- No Onward Chain
- EPC Rating D & Freehold

**£300,000**

VIEWING: Strictly by appointment through 'John Ardern & Company'



[www.johnardern.com](http://www.johnardern.com)





# 11 Richmond Avenue, Wrea Green

## GROUND FLOOR

### ENTRANCE HALL

Nicely appointed central hallway approached through an obscure uPVC double glazed outer door and matching side window. Staircase leads off with wrought iron balustrade. Double panel radiator with display shelf above. Corniced ceiling. Under stair meter cupboard containing the gas and electric meters and circuit breaker fuse box.



### WC

Two piece white suite comprises: fixture wash hand basin with splash back tiling. Low level WC. Obscure double glazed opening window.

### SITTING ROOM

4.52m x 4.22m (14'10" x 13'10")

Spacious, light and well appointed reception room. Double glazed picture window with centre tilt and turn opening overlooks the front gardens. Two further double glazed obscure windows give natural light. Panel radiator. Raised slate hearth and side display. Corniced ceiling. Fitted wall lights.



### STUDY

3.33m x 2.24m (10'11" x 7'4")

Useful third reception room leading from the hall. Tilt & turn double glazed window overlooks the front garden. Panel radiator. Telephone point.



### KITCHEN/BREAKFAST ROOM

4.62m x 3.10m (15'2" x 10'2")

Double glazed window and side tilt & turn opening light overlooking the rear garden and having a matching double glazed outer door. Excellent selection of wall and floor mounted cupboards and drawers. Turned laminate working surfaces. Inset single drainer stainless steel sink unit with chrome mixer tap. Free standing Logik electric cooker with oven and grill and four ring ceramic hob. Telephone point. A door opens to a utility store with plumbing facilities for automatic washing machine and a Worcester combi gas central heating boiler and adjoining programmer control. Separate pantry cupboard with open shelving.



### SECOND SITTING ROOM

3.91m x 3.10m (12'10" x 10'2")

Second well planned reception room leading from the kitchen through a bevel edged glazed door. Matching white boarded ceiling with fitted down lights. Double glazed tilt & turn opening window overlooks the front garden. Panel radiator.



### FIRST FLOOR

Approached from the previously described staircase leading to the upper central landing with corniced ceiling and access to the boarded and insulated loft with a folding ladder. Linen store cupboard with open shelving. Panel radiator.

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## BEDROOM ONE

4.55m x 4.22m (14'11 x 13'10)

Large principal double bedroom. Double glazed picture window with centre tilt and turn opening overlooking Richmond Avenue. Two further double glazed obscure windows give further natural light. Panel radiator. Corniced ceiling. Telephone point.



## BEDROOM TWO

4.22m x 3.56m (13'10 x 11'8)

Second well proportioned double bedroom with double glazed window with centre tilt & turn opening overlooks the garden fronting onto Westbourne Avenue. Panel radiator. Corniced ceiling. Original fitted cupboard with shelved storage and hanging space. Second window overlooks the rear garden.



## BEDROOM THREE

3.15m x 3.10m (10'4 x 10'2)

Spacious third double bedroom with double glazed window with tilt & turn opening overlooking the garden and Richmond Avenue. Panel radiator. Corniced ceiling.



## BEDROOM FOUR

3.10m x 2.26m (10'2 x 7'5)

Pleasantly appointed single bedroom with double glazed window with tilt & turn opening looks over the rear garden. Panel radiator. Corniced ceiling.

## BATHROOM/WC

3.12m x 1.63m (10'3 x 5'4)

Three piece white suite comprises: paneled bath with Mira Zest electric power shower over, pedestal wash hand basin and low level WC. Ceramic tiled walls. Obscure uPVC double glazed opening window provides natural light. Single panel radiator.



## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler in the kitchen serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units.

## SECURITY

The property has a burglar alarm system fitted.

## OUTSIDE

To the front and side of the property there are well stocked mature shrub, tree and flower borders, laid mainly with stone chips with planting in 'dry garden' style. Recently laid Indian stone flagged pathways lead through a wrought iron gate giving access around the property and leading to the front door. Outside light.

To the immediate rear of the property there is a delightful garden with recently laid



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feature Indian stone flagged sun patio. Mature shrub and flower border. Outside garden tap and security light. Side high level wrought iron gate provides access round to the front of the property together with second pedestrian gate.



## TANDEM DOUBLE GARAGE

Large detached brick-built tandem garage approached through an electrically operated up and over door together with side uPVC double glazed pedestrian door leading directly to the rear garden. Two uPVC double glazed windows give natural light. Power and light supplies connected.

## WALL INSULATION

The property has the benefit of cavity wall insulation.

## LOCATION

This well appointed detached family home is situated in the heart of Wrea Green which is arguably one of the finest traditional villages in the county with its central 'Village Green' and cricket square with adjoining duck pond. With Village stores, primary school and the well known 'Grapes' pub. Kirkham town centre with its comprehensive shopping facilities and Kirkham Grammar School are within just a short driving distance and Lytham St Annes and the Fylde coast are within an easy 10 minute drive. Access to the M55 motorway is also close by.

Viewing Recommended.



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## TENURE/COUNCIL TAX

The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band F.

## INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

## THE GUILD

John Arden & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

## VIEWING THE PROPERTY

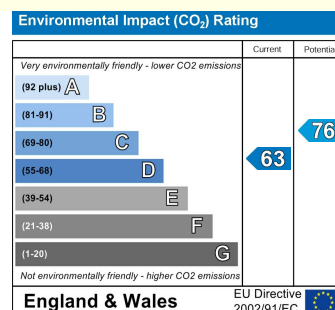
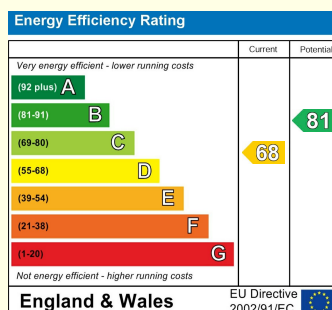
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## PROPERTY MISDESCRIPTION ACT

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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