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1 Greenside The Greenside, Wrea Green

- Stunning End Terraced Period Cottage
- Directly Facing The Village Green
- Two Reception Rooms
- Fitted Kitchen
- Utility & Cloaks/WC
- Two Bedrooms
- Bathroom/WC
- Front Cottage Style Garden
- Integral Garage to the Rear
- Freehold & EPC Rating E

£329,950

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



www.johnardern.com



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GROUND FLOOR

OPEN PORCH ENTRANCE

Feature two tone period tiled floor.

LOUNGE

3.84m max x 3.73m max (12'7 max x 12'3 max)

Approached by a panelled outer door with glazed light positioned above. The focal point of the room is a limestone fireplace with inset living flame effect gas fire. UPVC double glazed window with opening lights overlooking the front garden views over 'The Green' and duck pond beyond. Corniced ceiling. Double panel radiator. Telephone point. Television point. Georgian style double doors provide access to/from the Dining Room.



DINING ROOM

3.76m max x 3.48m max (12'4 max x 11'5 max)

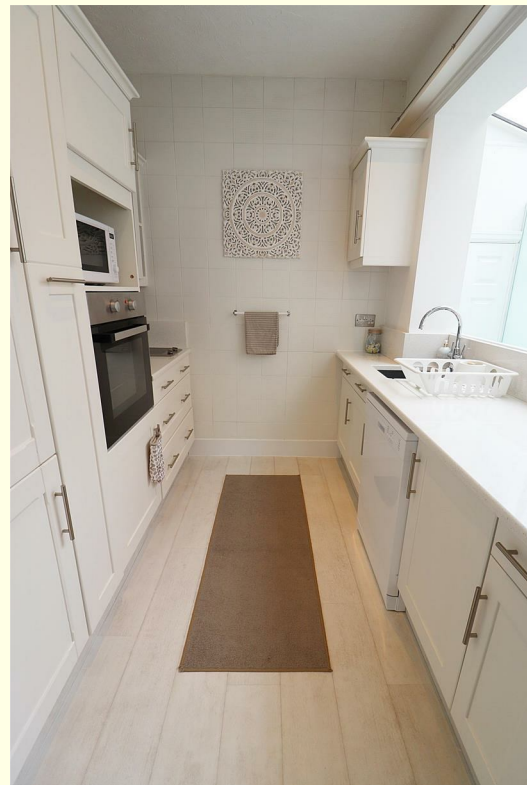
Staircase with side bannister rail leads up to the first floor. Understairs storage cupboard. Corniced ceiling. Two wall light points. Double panel radiator. An opening which provides access to the Kitchen. Further door leads to the Utility area.



KITCHEN

2.49m x 2.06m (8'2 x 6'9)

The kitchen has a range of eye and low level fixture cupboards and drawers in white. Laminate working surfaces incorporate a stainless steel sink with chrome mixer tap. The built in appliances comprise: Stainless steel electric multifunction single oven. Neff halogen hob. Space and plumbing for a dishwasher. Integrated fridge and freezer. Pull out cupboard. The walls have been partially tiled with matching tone tiles. LED spot downlighting. Driftwood effect laminate floor. An opening which leads to the Utility area.



UTILITY ROOM

2.64m x 1.35m (8'8 x 4'5)

UPVC double glazed window with opening light to the side. Opaque glazed door with matching screen leads to the ground floor WC. Laminate working surface. Space and plumbing for a washing machine. Space for a tumble dryer. Feature UPVC double glazed roof. Wall light point. Driftwood effect laminate floor.

CLOAKS/WC

1.32m x 0.64m (4'4 x 2'1)

The ground floor WC has a two piece suite which comprises: Roca close couple WC with pushbutton flush. Vanity wash hand basin with chrome mixer tap, tiled splash back and cupboard beneath. Single panel radiator. Driftwood effect laminate floor.

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FIRST FLOOR LANDING

Approached by the previously described staircase which leads to a landing area with rooms leading off. Loft access hatch with a retractable ladder. A built in storage cupboard which house a Glowworm condensing combination gas fired central heating boiler. Corniced ceiling.

BEDROOM ONE

3.86m x 3.73m (12'8" x 12'3")

UPVC double glazed window with opening light overlooking the front of the property with superb views over the green and duck pond. Further UPVC double glazed window with opening lights overlooking the side with further delightful village views. The room has a range of built in bedroom furniture including wardrobes, low level storage cupboards, set of three drawers and two matching bedside cabinets. Feature column radiator.



BEDROOM TWO

3.51m x 2.01m (11'6" x 6'7")

UPVC double glazed window with opening lights overlooking the rear of the property. Built in double wardrobe. Corniced ceiling. Feature column radiator.



BATHROOM/WC

2.46m x 2.08m (8'1" x 6'10")

Comprising a four piece white suite. Corner panelled bath with mixer tap. Step in shower with chrome thermostatic shower valve. Roca close coupled WC with push button flush. Vanity wash hand basin with mixer tap set upon a white gloss cupboard and drawers. UPVC opaque double glazed window with opening light to the side aspect. LED spot downlighting. Fully tiled walls. Single panel radiator. Driftwood effect laminate floor.



GARAGE

4.83m x 3.61m (15'10" x 11'10")

Vehicle access via an electric up and over door from the rear of the property. Electric light and power connected. Door leads to the Utility Room.

OUTSIDE

To the front of the property the garden has been Indian stone paved and has superb views over the Village Green and duck pond. Gated pathway leads to the front door. To the side of the property there is an outside water point.



CENTRAL HEATING

The property benefits from a Glowworm condensing combination gas fired boiler located in the cupboard on the first floor landing. This supplies instantaneous domestic hot water and thermostatically controlled panel radiators to the property.

DOUBLE GLAZING

UPVC double glazed windows throughout.

LOCATION

This stunning end of terrace two bedroomed cottage property enjoys views looking directly over 'The Green', at the centre of this charming village arguably one of the counties finest which has won the best kept village award over many years with its traditional cricket square and duck pond bordered by local primary school, village shops, Ribby Hall and the local pub 'The Grapes'. Wrea Green is situated very close to Lytham (4 miles), Warton (BAE 2 miles), Kirkham town centre and being within 10 minutes driving distance to the M55 motorway access. An internal inspection is strongly recommended.

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TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band D.

VIEWING THE PROPERTY

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INTERNET & EMAIL ADDRESS

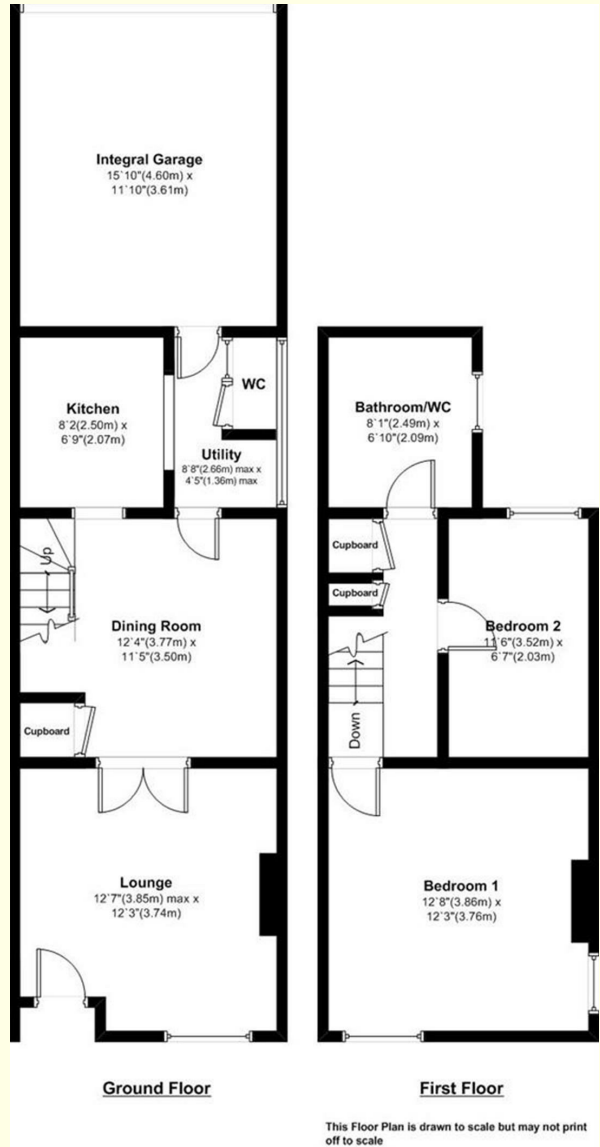
All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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.

PROPERTY MISDESCRIPTION ACT

John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract.



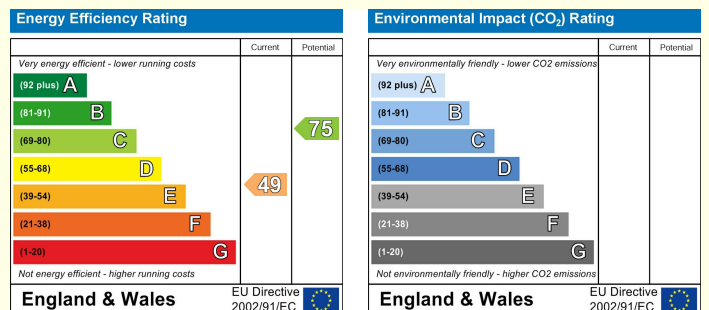
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