



ESTATE AGENTS • VALUER • AUCTIONEERS



## 1a St. Pauls Avenue, Fairhaven

- Tastefully Presented Detached House
- Two Reception Rooms
- Large Conservatory
- Dining Kitchen
- Utility & Cloaks/WC
- Three Double Bedrooms & Bathroom/WC
- Walled Gardens Front & Rear
- Garage & Off Road Parking
- Close to the Beach & Fairhaven Lake
- Leasehold & EPC Rating D

**£649,950**

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



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





## 1a St. Pauls Avenue, Fairhaven

### GROUND FLOOR

#### ENTRANCE VESTIBULE

7'7 x 5'5



Approached through a composite outer door. UPVC obscure double glazed full length panel to the side provides good natural light. Ceramic tiled floor. Dado rails. Overhead light. Single panel radiator with a decorative screen. Double glazed leaded window on the inner wall looks through to the Dining Kitchen. Inner UPVC obscure double glazed door leading to the Hallway.

#### HALLWAY

17'1 x 9'3



Spacious entrance hall with a turned staircase leading off the first floor with polished wood spindled balustrade. Very useful walk in under stair cloaks/store cupboard with a UPVC obscure double glazed window and top opening light. Panel radiator with a decorative screen. Three wall lights. Corniced ceiling and dado rails. Telephone point.

#### CLOAKS/WC

5'9 x 3'2



UPVC obscure double glazed leaded window to the front elevation. Two piece modern white suite comprises: Low level WC. Rak Ceramics vanity wash hand basin with centre mixer tap and cupboards below. Tiled surround and splash back. Ladder heated towel rail. Fitted display shelving. Ceramic tiled floor. Two inset ceiling spot lights and extractor fan.

#### LOUNGE

16'4 into bay x 12'8



Very well proportioned and presented principal reception room. UPVC double glazed walk in bay window enjoys an outlook over the front garden. Upper leaded lights with two opening lights. Corniced ceiling and dado rails have been retained. Focal point of the room is a marble effect fireplace with display surround and raised hearth supporting an electric coal effect fire. Additional UPVC double glazed window to the side elevation. Panel radiator with decorative screen. Television aerial point. Two wall lights.

## DINING ROOM

12'4 x 9'6



UPVC double glazed leaded window to the side elevation. Corniced ceiling. Panel radiator with a decorative screen. Double opening glazed panel French doors lead to the adjoining Conservatory.

## CONSERVATORY

17'8 x 9'4



Superb brick based conservatory with UPVC double glazed windows overlooking the rear garden, with a number of side obscure glazed windows for privacy. Top opening lights and fitted window blinds. Pitched glazed roof. Double opening French doors give direct garden access. Wood laminate floor. Double panel radiator. Wall light.

## DINING KITCHEN

16'7 x 12'4



Family Dining Kitchen with a UPVC double glazed window overlooking the rear walled garden. Central opening light. Good range of eye and low level fixture cupboards and drawers. Incorporating a glazed display unit and wine rack. Sink unit with centre mixer tap set in heat resistant work surfaces with ceramic splash back tiling and concealed down lighting. Built in appliances comprise: Neff four ring gas hob with an illuminated extractor canopy above. Neff microwave oven below. Neff electric oven and grill. Integrated fridge and integrated Blomberg dishwasher, both with matching cupboard fronts. Ceramic tiled floor. Double panel radiator. Inset ceiling spot lights. UPVC obscure double glazed door leading to the Utility.

## UTILITY/CLOAK ROOM

17'2 x 4'1

Very useful Utility Room with cloaks area and a composite outer door giving additional access to the front of the property. Ideal for returning from walks with dogs etc. UPVC double glazed window to the rear elevation. Ceramic tiled floor. Laminate display surface with plumbing for washing machine below and space for a tumble dryer. Double panel radiator. Inner reinforced glazed door gives direct access to the attached GARAGE.

## FIRST FLOOR LANDING



Spacious central landing approached from the previously described staircase with attractive curved spindled polished wood balustrade. UPVC double



# 1a St. Pauls Avenue, Fairhaven



glazed picture window to the half stairs provides excellent natural light to the hall, stairs and landing areas. Access to loft space. Corniced ceiling and dado rails. Panelled doors lead off.

## BEDROOM ONE

15'8 into bay x 12'8



Impressive principal double bedroom. UPVC double glazed bay window enjoys a delightful outlook to the front elevation with views across AKS senior school playing fields. Two top opening lights. Additional UPVC double glazed window to the side elevation with a side opening light. Double panel radiator. Television aerial point. Corniced ceiling. Excellent range of fitted bedroom furniture comprises: Wardrobes with an inset mirror panel. Corner glazed display unit. Overbed storage units and matching bedside drawers with corner glazed display shelving units above. Knee-hole dressing table with a number of cupboards and drawers to the side. Fitted wall mirror.



## BEDROOM TWO

11'5 x 9'7



Well presented second double bedroom. UPVC double glazed window overlooks the rear aspect with two side opening lights. Single panel radiator. Range of fitted bedroom furniture comprises a double and single wardrobe with an adjoining four drawer unit. Fitted double headboard and bedside drawer units.

## BEDROOM THREE

12'10 x 9'4



Third larger than average bedroom. UPVC double glazed window overlooks the front aspect. Two side opening lights. Single panel radiator. Fitted corner wardrobe with an adjoining bookcase with cupboard below. Fitted dressing table/desk with drawer and wall mirror.

## BATHROOM/WC

8'8 x 6'8



UPVC obscure double glazed window with a side opening light. Four piece white family bathroom suite comprises: Step in corner shower cubicle with a pivoting glazed door and a Mira Excel shower. Panelled bath. Sanitan pedestal wash hand basin. Sanitan low level WC completes the suite. Heated ladder towel rail. Ceramic tiled walls and floor. Inset ceiling spot lights.

## OUTSIDE



To the front of the property is a stunning walled garden approached through double opening wrought iron gates. An in printed concrete driveway provides excellent off road parking and leads directly to the Garage. The garden has been laid to lawn with well kept curved borders, well stocked with mature flowering trees and shrubs. External wall light. Timber gate to the side of the house gives access to the immediate rear of the property and a very useful side bin store area.

To the immediate rear is a lovely walled garden with a stone flagged sun terrace, feature stone chipped area and second rear corner sun patio. Side lawn again with well stocked flower and shrub borders. Steps leading up to the Conservatory. Outside tap. External security lighting.



## GARAGE

20'4 x 10'5 max

Large single car attached brick garage approached through an up and over electric door. Pitched and tiled roof. Power and light connected. Wall mounted Glowworm combi gas central heating boiler. Space for an additional fridge/freezer. Hardwood glazed window to the rear provides natural light. Adjoining double opening double glazed doors give direct access to the rear garden. Internal reinforced glazed door leads to the Utility Room and main house.

## CENTRAL HEATING (COMBI)

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

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £15. Council Tax Band F

## LOCATION



This very tastefully appointed three bedroomed detached family house



# 1a St. Pauls Avenue, Fairhaven

enjoys a highly sought after residential location within yards of the beach and Fairhaven Lake with its many leisure and sporting attractions. The property also has lovely views to the front across AKS senior school's playing fields. Transport services run along Clifton Drive to both Lytham and St Annes town centres with their comprehensive shopping facilities, restaurants and bars. Royal Lytham Golf Course is also within easy reach. An early inspection is strongly recommended to appreciate the spacious and very well maintained accommodation this property has to offer, together with its landscaped walled front and rear gardens.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

## INTERNET & EMAIL ADDRESS

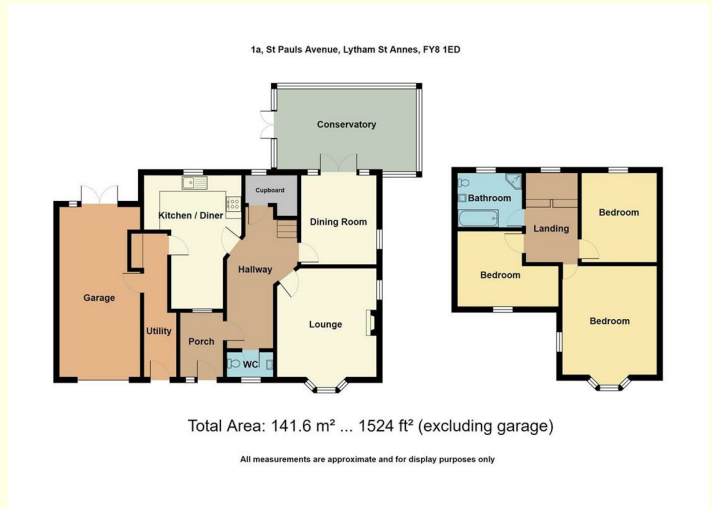
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## THE GUILD

John Ardern & 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](http://www.guildproperty.co.uk).

## PROPERTY MISDESCRIPTION ACT

John Ardern & 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. Details Prepared April 2023



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

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

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions		
			79			
			59			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC			<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



John Ardern & 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.