



ESTATE AGENTS • VALUER • AUCTIONEERS



14 Headroomgate Road, St Annes

- Spacious Semi Detached Period House
- In Need of Modernisation
- Three Reception Rooms
- Kitchen & Utility
- Three 1st Floor Double Bedrooms
- 1st Floor Bathroom & Separate WC
- Two 2nd Floor Double Bedrooms
- Walled Gardens Front & Rear
- Rear Garage & Car Port
- Leasehold & EPC Rating E

£360,000

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



www.johnardern.com



14 Headroomgate Road, St Annes

GROUND FLOOR

ENTRANCE VESTIBULE

1.63m x 1.63m (5'4 x 5'4)

Approached through an outer door with an inset double glazed panel providing natural light. Corniced ceiling. Ceramic tiled floor. Inner hardwood door with an inset decorative glazed panel. Matching panels to the side and above providing good natural light to the Hall and Stairs.

HALLWAY

7.19m x 2.03m (23'7 x 6'8)

Staircase leading off to the first floor with a spindled balustrade. Understair store cupboard. Single panel radiator. High corniced ceiling and decorative arch. Telephone point. Door to the downstairs opens onto stairs down to a small basement/storage area with electric and gas meters and water stop valve. From here, there is low walking access to underside of all ground floor rooms.

LOUNGE

5.28m into bay x 4.37m (17'4 into bay x 14'4)

Large principal reception room. Double glazed walk in square bay window overlooks the front garden. Two lower opening lights. Corniced ceiling and picture rails. Television aerial point. Double panel radiator. Display fireplace with a raised tiled hearth and inset.



SITTING ROOM

5.49m into bay x 4.06m (18' into bay x 13'4)

Second well proportioned reception room. Double glazed square bay window to the rear elevation. Centre opening light. Additional double glazed window to the side aspect. Corniced ceiling and picture rails. Double panel radiator below window.



DINING ROOM

3.76m x 3.66m (12'4 x 12')

Double glazed window to the side elevation with a lower opening light. Double panel radiator. Original built in cupboard with drawers below. Door leading to the Kitchen.



KITCHEN

3.78m x 2.95m (12'5 x 9'8)

Double glazed window to the rear elevation with a lower opening light. Outer UPVC door with inset obscure double glazed panel gives direct rear garden access. Eye and low level cupboards and drawers. Stainless steel single drainer sink unit with centre mixer tap. Roll edged work surfaces with splash back tiling. Electric cooker point. Plumbing for a dishwasher. Single panel radiator. Door leading to the Utility.



UTILITY

2.18m x 1.60m (7'2 x 5'3)

Single glazed sash window to the side aspect. Plumbing for a washing machine. Space for a counter top tumble dryer. Space for a fridge/freezer.

FIRST FLOOR LANDING

Spacious split level landing approached from the previously described staircase. Spindled balustrade. Corniced ceiling. Continuing staircase to the 2nd floor bedrooms.

BEDROOM ONE

5.36m into bay x 5.31m plus wardrobes (17'7 into bay x 17'5 plus wardrobes)

Large principal double bedroom. Double glazed walk in square bay window overlooks the front elevation. Additional double glazed window to the front providing more excellent natural light. Two single panel radiators. Corniced ceiling. Bank of fitted wardrobes to one wall.

14 Headroomgate Road, St Annes



BEDROOM TWO

4.39m x 4.09m (14'5 x 13'5)

Second double bedroom. Double glazed window to the rear with a lower opening light. Single panel radiator. Corniced ceiling. Wash hand basin.



BEDROOM THREE

3.76m x 2.77m (12'4 x 9'1)

Double glazed window to the side aspect with a lower opening light. Single panel radiator. Built in double wardrobe with overhead storage. Wash hand basin.

BATHROOM

3.05m x 2.67m (10' x 8'9)

Obscure double glazed window to the rear elevation. Corner panelled bath with a folding shower screen. Vanity wash hand basin with cupboards below and a laminate display surround. Single panel radiator. Tiled walls. Worcester combi gas central heating boiler, wall mounted in a cupboard.



SEPARATE WC

Obscure double glazed window. Low level WC.

SECOND FLOOR LANDING

Spacious second floor which would be ideal as a Teenagers Suite. Glazed roof light. Spindled balustrade. Panelled doors leading off.

BEDROOM FOUR

5.97m x 4.39m (19'7 x 14'5)

Large fourth double bedroom. Double glazed window to the front elevation. Additional window to the side aspect. Double panel radiator. Exposed roof beams.

BEDROOM FIVE

4.45m x 4.11m (14'7 x 13'6)

Fifth double bedroom. Double glazed window to the side elevation. Single panel radiator. Period cast iron fire surround. Low level WC. Pedestal wash hand basin.

OUTSIDE

To the front of the property is a deep walled garden approached through a pedestrian gate with pathway leading to the front entrance. The garden has been laid to lawn with well stocked mature shrub and tree borders. Side timber gate and pathway gives direct access to the rear garden.

To the immediate rear is a large enclosed walled garden with crazy paved patio area and side shrub borders. Lawned garden beyond with ornamental pond and established trees and shrubs. Garden lighting.

Range of outbuildings comprise:

Brick store 12' x 7'2 with power and light connected.

2nd brick store 7'2 x 5 with light.

Adjoining potting shed 6'6 x 5'4.

To the rear of the garden is a CAR PORT 20' x 10' with double opening timber gates leading to the rear un made service road with school fields beyond. The garden has a secluded and not overlook position. Adjoining Garage.



GARAGE

6.10m x 3.10m (20' x 10'2)

Garage approached through an up and over door from the rear service road. Power and light connected. Side personal door.

14 Headroomgate Road, St Annes

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with the exception of the Utility window.

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 £5.95. Council Tax Band E

LOCATION

This very spacious three storey five bedroomed semi detached family house enjoys a delightful residential location, just a short walk to MAYFIELD & HEYHOUSES PRIMARY SCHOOLS and being well placed close to St Annes Square with its comprehensive shopping facilities and town centre amenities. Local shops are also available within walking distance on Headroomgate Road together with transport services. An internal inspection is strongly recommended, offering much scope for modernisation.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

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. Details Prepared June 2023



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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		50	(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	67	England & Wales	EU Directive 2002/91/EC	



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