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The Swifts Jubilee Lane North, Blackpool

- Spacious Extended Detached Family House
- Standing on a plot of Approximately 2 Acres
- Three Reception Rooms
- Games Room & Study
- Dining Kitchen, Utility & Cloaks/WC
- Five En Suite Double Bedrooms
- Stunning Large Lawned Gardens & Tennis Court
- Two Large Garages & Excellent Off Rd Parking
- Oil Central Heating & Double Glazing
- Freehold & EPC Rating D

£795,000

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



www.johnardern.com



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GROUND FLOOR

Canopied entrance with an overhead light and two wall mounted coach lights.

ENTRANCE VESTIBULE

Approached through a hardwood outer door. Side display meter cupboard. Overhead light and corniced ceiling. Useful cloaks/store leading off with overhead light and an obscure double glazed window to the front elevation with top opening light. Glazed panelled inner door leading to:

RECEPTION HALLWAY

6.60m x 5.13m into bay (21'8 x 16'10 into bay)

Very spacious reception hallway being open plan to the adjoining Dining Room. Turned staircase leads off to the first floor with a spindled balustrade. Walk in double glazed square bay window overlooks the front aspect with two top opening lights. Two double panel radiators. Corniced ceiling. Central feature fireplace with a stone effect surround a coal effect fire. Wood panelled doors leading off.



DINING ROOM

5.13m into bay x 5.00m (16'10 into bay x 16'5)

Spacious dining area with a matching walk in square double glazed bay window with two top opening lights, overlooking the front aspect. Double panel radiator. Corniced ceiling. Television aerial point. Additional obscure double glazed window to the side elevation.



STUDY

3.86m x 2.06m (12'8 x 6'9)

Double glazed window to the front elevation with a top opening light. Laminate wood effect flooring.

LOUNGE

8.18m x 5.92m max (26'10 x 19'5 max)

(max L shaped measurements) Well proportioned principal reception room. Double glazed bi-folding patio doors overlook and give direct access to the private raised sun terrace with lawned gardens beyond. Double glazed picture window also enjoys views of the lawned garden with two top opening lights. Three further double glazed windows to the side aspect, one with obscure glazing provide excellent natural light. Wood strip laminate flooring. Corniced ceiling. Four wall lights. Television aerial point. Two double panel radiators.



FAMILY SNUG

3.43m x 3.00m (11'3 x 9'10)

Leading off the Hallway is an additional family snug. Double glazed window overlooks the side lawned gardens with two



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top opening lights. Wood effect laminate flooring. Door reveals a very useful L shaped under stair store cupboard with shelving. Archway and steps leading down to the Dining Kitchen.

DINING KITCHEN

8.00m x 4.06m (26'3 x 13'4)

UPVC double glazed window enjoys stunning rear garden views with two top opening lights. Additional UPVC double glazed window overlooks the side gardens, again with two top opening lights. Excellent range of fitted eye and low level cupboards and drawers. Incorporating display shelving, two wine racks and two illuminated glazed display cabinets. One and a half bowl stainless steel single drainer sink unit set in laminate working surfaces with splash back tiling. Matching centre island unit. Rangemaster 110 Leisure cooking range with four ring electric hob, central hot plate and adjoining warmer. Electric double oven and grill below. Atag illuminated extractor canopy above. Integrated fridge/freezer. Plumbing for a dishwasher and matching cupboard front. Single panel radiator. Television aerial point. Inset ceiling spot lights. Door leading to the Utility.



UTILITY ROOM

2.57m x 2.08m (8'5 x 6'10)

Useful separate Utility with a hardwood outer door giving rear garden access. Inset glazed panels. Stainless steel sink unit with cupboard below. Plumbing for a washing machine. Space for a tumble dryer above. Steps leading down to the Games Room and door leading to the WC.

CLOAKS/WC

1.98m x 0.99m (6'6 x 3'3)

Two piece suite comprises a low level WC and wash hand basin. Tiled recessed display and wall mirror. Overhead light.

GAMES ROOM

5.51m x 5.38m (18'1 x 17'8)

Double glazed windows to the front and side elevations with top opening lights. Two single panel radiators. Inset ceiling spot lights.



FIRST FLOOR LANDING

Central landing approached from the previously described staircase with matching spindled balustrade. Corniced ceiling and centre decorative rose. Access to loft space. Built in linen store cupboard. Inner and rear landing areas leading off with access to Bedrooms Four and Five.

BEDROOM SUITE ONE

7.24m x 3.28m plus reveal (23'9 x 10'9 plus reveal)

Nicely appointed principal en suite bedroom. UPVC double glazed picture window enjoys the views to the side and rear aspects. Central double glazed French door with wrought iron Juliette style balcony, again with lovely views. Matching double glazed panels to either side. Double panel radiator. Additional obscure double glazed window. Inset ceiling spot lights. Television aerial point and power socket for a wall mounted TV.





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WALK IN WARDROBE

3.20m x 1.68m (10'6 x 5'6)

Wood strip laminate flooring. Three inset ceiling spot lights. Range of open wardrobes with hanging rails and shelving.

EN SUITE BATHROOM/WC

3.18m x 3.00m (10'5 x 9'10)

Modern four piece white bathroom suite. Obscure double glazed window to the front elevation with top opening light. Large freestanding oval bath with a centre mixer tap. Wet room style showering area with a glazed screen, plumbed overhead shower and additional hand held shower attachment. Twin Utopia vanity wash hand basins with cupboards below, laminate display surround and illuminated wall mirrors above. Roca low level WC completes the suite. Double panel radiator. Panelled ceiling with inset spot lights and extractor fan. Ceramic tiled floor and walls.



BEDROOM TWO

4.37m x 4.06m plus reveal (14'4 x 13'4 plus reveal)

UPVC double glazed window overlooks the side gardens with side opening light. Single panel radiator. Television aerial point. Two fitted single wardrobes with matching bedside units and shelving above. Further overbed storage and two reading lights. Centre fitted headboard. Additional fitted single wardrobe.



EN SUITE SHOWER/WC

2.26m x 1.60m (7'5 x 5'3)

UPVC obscure double glazed opening window. Three piece suite comprises: Step in shower cubicle with a glazed pivoting door and an Aqualisa shower. Pedestal wash hand basin. Low level WC. Ceramic tiled walls. Heated ladder towel rail. Overhead light.



BEDROOM THREE

3.51m x 3.00m (11'6 x 9'10)

Third double bedroom. Two double glazed windows overlook the front aspect with top opening lights. Television aerial point. Fitted double wardrobe and headboard.



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EN SUITE SHOWER/WC

3.45m x 1.63m (11'4 x 5'4)

Obscure double glazed window with two top opening lights. Three piece suite comprises: Step in wide shower cubicle with curved glazed sliding doors and a Galaxy Aqua 3000 electric shower. Vanity wash hand basin with cupboards below and centre mixer tap. Illuminated wall mirror above. Roca low level WC. Panelled ceiling with inset spot lights and extractor fan. Single panel radiator.



REAR LANDING

6.88m x 2.03m (22'7 x 6'8)

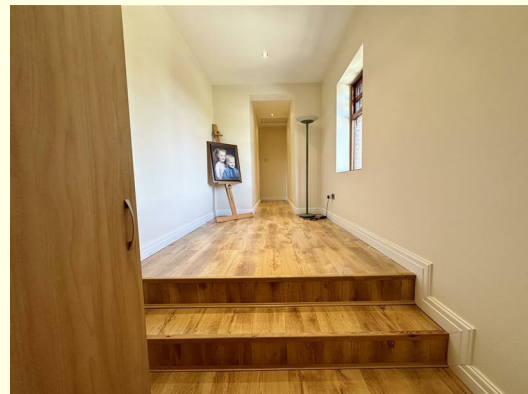
Double glazed window overlooks the front aspect with top opening light. Wood strip laminate flooring. Inset ceiling spot lights. Built in store cupboard with shelving. Leading to a rear landing area with access to two roof voids for further excellent storage space. Panelled doors leading off.



BATHROOM/WC

2.79m x 1.98m (9'2 x 6'6)

UPVC obscure double glazed window with side opening light. Three piece suite comprises: Corner panelled bath with centre mixer tap and hand held shower attachment. Pedestal wash hand basin with illuminated wall mirror above. Low level WC. Single panel radiator. Two inset ceiling spot lights. Built in cupboard houses a hot water cylinder.



BEDROOM FOUR

7.47m x 3.53m (24'6 x 11'7)

(some restricted head height) Large fourth double en suite bedroom. Three UPVC double glazed windows to the front and side aspects. Velux double glazed pivoting roof light has excellent rear garden views. Three single panel radiators. Laminate wood effect floor.



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EN SUITE BATHROOM/WC

3.51m x 2.57m (11'6 x 8'5)

Velux double glazed pivoting roof light. Four piece suite comprises: Corner panelled bath. Step in corner shower cubicle with a glazed pivoting door. Roca vanity wash hand basin with laminate surround and cupboards below. Wall mirror. Roca low level WC. Additional tiled display cupboard. Ceramic tiled walls. Double panel radiator. Wood effect laminate flooring. Inset ceiling spot lights.



EN SUITE SHOWER/WC

2.92m x 1.45m plus shower (9'7 x 4'9 plus shower)

Three piece suite comprises: Step in shower cubicle with a glazed pivoting door and a Triton T80 electric shower. Vanity wash hand basin with centre mixer tap and cupboard below. Illuminated wall mirror above. Roca low level WC. Inset ceiling spot lights and extractor fan.



BEDROOM FIVE

6.50m x 2.95m (21'4 x 9'8)

(some restricted head height) Fifth well proportioned bedroom with a feature Velux double glazed roof BALCONY with balustrade enjoying garden and rural views. Two fitted double wardrobes. Wood effect laminate flooring. Double panel radiator. Additional feature circular double glazed opening window with views over the extensive rear lawned gardens.



CENTRAL HEATING

The property enjoys the benefit of OIL fired central heating from a boiler in the double garage serving panel radiators and domestic hot water. The oil tank is situated to the rear of the Garage.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

OUTSIDE

The front of the property is approached through double opening gates with a long block paved driveway providing excellent off road parking for a number of vehicles and



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leading directly to the Garaging. With a side lawned garden and matching pathway leading to the front canopied entrance with external wall lights.

The lawned gardens continue around the side of the property with a large private raised sun terrace adjoining the Bi-folding patio doors from the principal Lounge. Supported by side flower and shrub borders. Further stunning and extensive lawned gardens to the immediate rear, surrounded by mature woodland and concealed dyke (maintained by the property). Additional stone flagged patio area and side stone chippings with inset stepping stones. External lighting and garden tap. To the rear of the private gardens is an enclosed TENNIS COURT.



OUTSIDE



GARAGE ONE

7.04m x 3.78m (23'1 x 12'5)

Detached brick garage with a pitched and tiled roof. Approached through an electric up and over door. Additional manual side up and over door, designed for a ride on lawn mower.





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GARAGE TWO

5.66m x 5.66m (18'7" x 18'7")

Attached second large garage again approached through an electric up and over garage. Rear UPVC personal door. Side window provides natural borrowed light. Power and light connected. Floor standing Grant 140-160 multi pass oil central heating boiler. Oil tank situated to the rear of the Garage.

DRAINAGE

The property is connected to mains drains.

TENURE FREEHOLD/COUNCIL TAX

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

LOCATION

The Swifts is a very spacious individually designed and extended detached family house standing on a plot of just over two acres. Jubilee Lane North is situated just off Stockydale Road within easy reach of Midgeland Road and Progress Way. The M55 motorway access is just a short drive away. Blackpool, St Annes and Lytham town centres are within easy reach with their comprehensive shopping facilities and many leisure amenities. An internal and external viewing is strongly recommended to appreciate the spacious and flexible accommodation this property has to offer with five en suite double bedrooms, together with its stunning lawned gardens and tennis court.

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, rightmove.com, onthemarket.com,

Email Address: zoe@johnardern.com

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 June 2023



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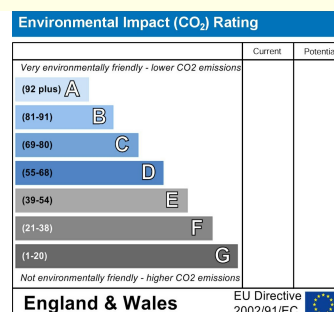
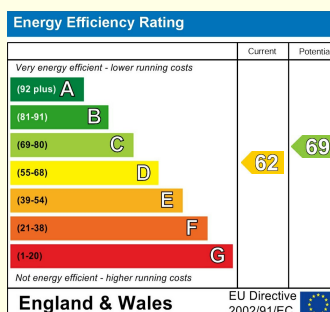
6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA



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