



ESTATE AGENTS • VALUER • AUCTIONEERS



The Beeches 4 Willowmead Park, Moss Side

- Spacious Modern Detached Family House
- Three Reception Rooms & Conservatory
- Modern Dining Kitchen
- Utility Room & Cloaks/WC
- Four Double Bedrooms
- Two En Suites & Family Bathroom/WC
- Superb Gardens to the Front, Side & Rear
- Double Garage & Excellent Off Road Parking
- Gas CH & Double Glazing
- Freehold & EPC Rating C

Offers Over £650,000

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



www.johnardern.com



The Beeches

4 Willowmead Park, Moss Side

GROUND FLOOR

ENTRANCE PORCH

5'6 x 5'2

Approached through a UPVC door with an inset obscure double glazed panel with further matching panel to the side. UPVC double glazed window overlooks the front aspect. Ornate corniced ceiling. Two overhead spot lights. Panel radiator with a decorative screen. Wood laminate flooring. Double doors reveal a very useful cloaks/store cupboard. Inner door leading to:

HALLWAY

15'5 x 11'6



Spacious central entrance hallway. UPVC double glazed window to the side aspect. Wood strip flooring. Two panel radiators with decorative screens. Corniced ceiling with inset spot lights. Turned staircase leads off to the first floor with a white spindled balustrade. Understair store cupboard. Telephone point. Wall light. Matching panelled doors lead off to the ground floor rooms.

CLOAKS/WC

7'3 x 2'6

Two piece white suite comprises: Low level WC and pedestal wash hand basin. Part tiled walls. Single panel radiator. Matching wood strip floor. Corniced ceiling and overhead light. Ceiling extractor fan.

FAMILY SNUG/STUDY

11'2 x 9'10



Delightful second sitting room. UPVC double glazed window overlooks the rear lawned gardens. Two side opening lights. Single panel radiator. Corniced ceiling and overhead light. Wood strip floor. Television aerial point.

LOUNGE

24'2 into bay x 12'6 min



Very well presented principal through reception room. UPVC double glazed bay window overlooks the front elevation with two side opening lights. Two additional stained glass leaded obscure double glazed opening windows to either side of the fireplace. Further double glazed window overlooking the rear gardens with two side opening lights. Single panel radiator. Corniced ceiling. Two wall lights. Television aerial point. Amtico wood effect flooring. Focal point of the room is a fireplace with display surround and raised granite hearth supporting a cast iron wood burning stove. Archway leads to the adjoining Dining Room.



DINING ROOM

11'6" x 11'4"



UPVC double glazed window overlooking the rear garden with two side opening lights. Matching Amtico wood effect flooring. Single panel radiator. Corniced ceiling. Door also leading to the central hallway.

DINING KITCHEN

24'10" x 11'10"



Superb modern family kitchen installed just over four years ago. UPVC double glazed window enjoys an outlook over the rear garden. Two side opening lights. Double opening double glazed doors give access to the Conservatory. Excellent range of Rationale eye and low level fixture cupboards and drawers. One and a half bowl single drainer Blanco sink unit with a Franke centre mixer tap with instant boiling water function. Set in heat resistant Quartz working surfaces with matching splash back and down lighting. Matching peninsular breakfast bar. Built in Neff appliances comprise: Four ring induction hob. Stainless steel illuminated extractor canopy above. Electric fan assisted oven and grill. Combination microwave oven above. Integrated fridge/freezer and dishwasher, both with matching cupboard fronts. Ceramic tiled floor. Corniced ceiling and inset spot lights. Single and double panel radiators. Door to the Utility.

UTILITY ROOM

9'7" x 5'3"

Very useful separate Utility Room. Matching low level cupboards and full length unit. Stainless steel single drainer sink unit with centre mixer tap. Working surfaces with ceramic splash back tiling. Plumbing for washing machine and space for a tumble dryer below. Matching ceramic tiled floor. Single panel radiator. Wall mounted extractor fan. UPVC outer door with inset obscure double glazed panel.

CONSERVATORY

12'3" x 8'7"



Brick based Conservatory with UPVC double glazed windows overlooking the rear lawned gardens. Upper stained glass leaded lights with two top opening lights. Matching ceramic tiled floor. Pitched obscure glazed ceiling with overhead light. Wall mounted Dimplex electric slimline heater. Double opening UPVC double glazed doors give direct garden access.

FIRST FLOOR LANDING

Delightful galleried landing area with matching spindled balustrade. UPVC double glazed picture window enjoys views to the front elevation. Access to the part boarded loft space via a pull down ladder with light. Corniced ceiling. Double doors reveal a built in airing cupboard with a wall mounted Worcester combi gas central heating boiler with shelving for linen storage. Panel radiator with decorative screen. White panelled doors lead off.

BEDROOM SUITE ONE

18'3" x 12'1"



Spacious principal bedroom suite. UPVC double glazed window overlooks the front aspect with side opening light. Two single panel radiators. Additional double glazed window overlooking the family gardens with two side opening lights. Corniced ceiling. Excellent range of fitted bedroom furniture comprises two double wardrobes with matching bedside drawers and glazed display shelving. Overbed storage and fitted double headboard. Corner display shelving. Additional bank of wardrobes with a double and three single wardrobes and two mirrored panels. Kneehole glass topped dressing table with cupboards and drawers to either side. Door leading to the En Suite.

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EN SUITE BATHROOM/WC

8'7 x 6'2



Obscure UPVC double glazed window with side opening light. Four piece bathroom suite comprises: Corner wood panelled bath with centre mixer tap and handheld shower attachment. Step in corner shower cubicle with a pivoting glazed door and plumbed shower. Pedestal wash hand basin. Wall mounted shaving socket. Low level WC completes the suite. Ceramic tiled walls and floor. Corniced ceiling. Two inset spot lights and extractor fan. Single panel radiator.

BEDROOM SUITE TWO

15'1 min x 11'9



Second double en suite bedroom. UPVC double glazed window to the rear aspect with two side opening lights. Single panel radiator. Corniced ceiling. Fitted bedroom furniture comprising a double and single wardrobe with a centre mirrored panel. Adjoining drawer unit with corner shelving. Two bedside drawer units.

EN SUITE SHOWER/WC

7'9 x 3'8



Obscure UPVC double glazed opening window. Three piece suite comprises: Full width step in shower cubicle with a sliding glazed door and a Triton plumbed shower. Pedestal wash hand basin. Low level WC. Ceramic tiled walls and floor. Corniced ceiling and overhead light. Extractor fan. Single panel radiator.

BEDROOM THREE

13'7 x 10'7



Third double bedroom. UPVC double glazed window enjoys views to the side elevation with two side opening lights. Single panel radiator. Corniced ceiling. Fitted double and single wardrobes with an inset mirrored panel.

BEDROOM FOUR

11'3 x 11'



Fourth well proportioned double bedroom. UPVC double glazed window, again with lovely views to the front aspect with side opening light. Single panel radiator. Corniced ceiling. Two fitted double wardrobes.

BATHROOM/WC

10'7 x 6'5



Obscure UPVC double glazed window with side opening light. Four piece bathroom suite comprises: Corner wood panelled bath with spa fittings, centre mixer tap and handheld shower attachment. Step in corner shower cubicle with a pivoting glazed door and plumbed shower. Vanity wash hand basin with cupboard below. Illuminated wall mirror and shaving socket. Low level WC. Ceramic tiled walls and floor. Corniced ceiling. Two inset spot lights and extractor fan. Single panel radiator.

OUTSIDE



To the front and side of the property are superb open plan lawned gardens with very well stocked flower beds and borders with mature conifers and trees. Block paved pathways and double driveway providing excellent off road parking for a number of cars and leading directly to the double garage. External security lighting. Timber gate gives direct access to the rear garden.

To the immediate rear of the property is a stunning family lawned garden. The garden has been mainly laid to lawn with very well stocked and maintained curved flower and mature shrub borders. With stone flagged patio and block paved pathways. Outside tap.



DOUBLE GARAGE

18'5 x 18'3

Double garage approached through an electric up and over door. Pitched and tiled roof. Power and light connected. Loft access for further storage. Rear hardwood personal door leading to the rear garden.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

SECURITY

The property has a security alarm installed.

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TENURE FREEHOLD/COUNCIL TAX

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

DRAINAGE

Willowmead Park is connected to a septic tank drainage system.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £70 per month is currently levied. This includes landscape maintenance and septic tank servicing.

LOCATION



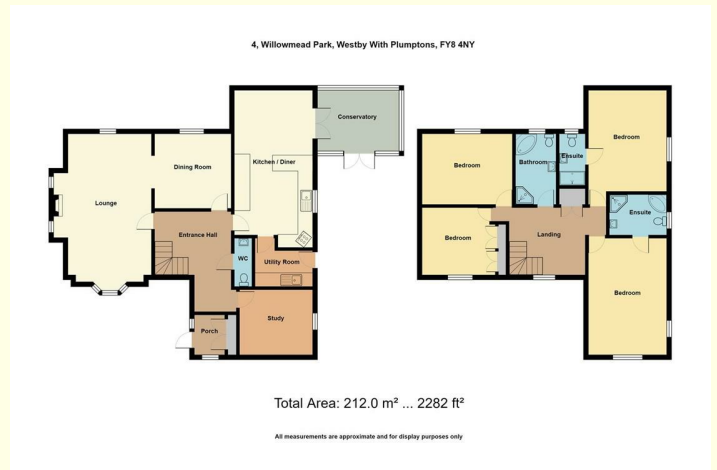
Willowmead Park was constructed in 1997 by Newfield Jones Homes to a very high standard and comprises nineteen executive detached homes set in approximately ten acres. This particular four bedroomed property stands on a large commanding corner plot. The hamlet of Moss Side lies approximately one mile to the Lytham boundary, and very close to the beautiful award winning village of Wrea Green. Moss Side has the benefit of its own open railway station which links directly to Lytham and St Annes, or Kirkham and Preston with an hourly service. The M55 Motorway can be accessed in approximately 10 minutes drive from the property. Internal and external viewing strongly recommended to appreciate the spacious accommodation this property has to offer which is a compliment to the present owner.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

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 July 2023



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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