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24 Richmond Avenue, Wrea Green

- Spacious Detached True Bungalow
- Lounge, Dining Room & Conservatory
- Fitted Kitchen
- Three Double Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Gardens to the Front & Rear
- Large Garage & Excellent Off Road Parking
- Gas Central Heating & Double Glazing
- No Onward Chain
- Freehold & EPC Rating C

£430,000

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



www.johnardern.com



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ENTRANCE HALLWAY

Spacious central hallway approached through a UPVC outer door with inset obscure double glazed panels. Single panel radiator. Corniced ceiling. Wall mounted room thermostat. Sliding doors reveal a very useful cloaks/store cupboard. Inset ceiling spot lights. Karndean wood effect flooring. Obscure glazed inner door leads to a rear entrance vestibule with fitted mat and a UPVC outer door with inset obscure leaded double glazed panels giving direct rear garden access.

LOUNGE

5.72m x 3.86m (18'9" x 12'8")

Good sized principal reception room. UPVC double glazed window to the side elevation with a side opening light. UPVC double glazed double opening French doors give direct access to the adjoining Conservatory. Double glazed windows to either side of the doors. Double panel radiator. Corniced ceiling. Wall lights. Television aerial point. Focal point of the room is a fireplace with polished wood surround, raised marble effect hearth and inset supporting a gas coal effect living flame fire. Door leads to the Dining Room.



CONSERVATORY

3.35m x 2.82m (11' x 9'3")

Brick based conservatory with UPVC double glazed windows enjoying an outlook over the rear private garden. Two top opening lights and fitted window blinds. Double glazed French door gives direct garden access. Number of power sockets.



DINING ROOM

3.15m x 2.90m (10'4" x 9'6")

UPVC double glazed windows to both the front and side elevations, both with side opening lights. Single panel radiator. Corniced ceiling. Telephone point. Broadband socket. Leading to the Kitchen.



KITCHEN

3.07m x 2.84m (10'1" x 9'4")

Modern Kitchen which can be approached from both the Dining Room and through a sliding door from the central Hallway. UPVC double glazed window overlooks the front of the bungalow. Side opening light. Good range of eye and low level cupboards and drawers. One and a half bowl Caple single drainer sink unit with a centre mixer tap. Set in roll edged working surfaces with matching splash back. Built in appliances comprise: Four ring ceramic hob with an illuminated extractor canopy above. Electric oven and grill. Microwave oven above. Freestanding fridge/freezer. Hotpoint dishwasher. Hotpoint washer/dryer. Inset ceiling spot lights. Matching Karndean wood effect flooring.



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INNER HALLWAY

Single panel radiator. Access to the loft via a pull down ladder with a light. Doors lead off to the Bedrooms and Bathroom/WC.

BEDROOM ONE

3.86m plus wardrobes x 2.84m (12'8 plus wardrobes x 9'4)

UPVC double glazed window overlooks the front garden with two side opening lights. Single panel radiator. Two wall lights. Television aerial point. Bank of fitted wardrobes with mirrored sliding doors and incorporating internal shelving and drawers. Additional built in store cupboard with sliding doors. Door leading to the En Suite.



BEDROOM THREE

3.28m plus wardrobes x 2.87m (10'9 plus wardrobes x 9'5)

Third double bedroom. UPVC double glazed window overlooks the rear garden with a side opening light. Double panel radiator. Two wall lights. Built in cupboard with sliding louvre doors conceals a wall mounted Worcester combi gas central heating boiler.



EN SUITE SHOWER ROOM/WC

2.84m max x 2.21m (9'4 max x 7'3)

UPVC obscure double glazed opening window to the rear elevation. Three piece modern white suite comprises: Corner step in shower cubicle with curved sliding doors and a plumbed overhead shower. Semi concealed low level WC. Wide vanity wash hand basin with a centre mixer tap and cupboard below. Tiled display sill above. Inset ceiling spot lights and extractor fan. Tiled walls. Chrome heated ladder towel rail.



BEDROOM TWO

3.43m x 2.87m (11'3 x 9'5)

Second double bedroom. UPVC double glazed window to the front elevation with a side opening light. Double panel radiator. Television point. Bank of fitted wardrobes with sliding mirrored doors and having internal drawers and shelving. Television aerial point.

BATHROOM/WC

2.90m x 1.63m (9'6 x 5'4)

Spacious principal bathroom comprising a three piece white suite. Tiled panelled bath with a centre mixer tap and over bath shower attachment. Glazed pivoting shower screen. Wide vanity wash hand basin with cupboard below and a centre mixer tap. Wall mirror above. Low level WC completes the suite. Inset ceiling spot lights and extractor fan. Heated chrome ladder towel rail. UPVC obscure double glazed opening window to the rear elevation.



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OUTSIDE

To the front of the bungalow is a stone flagged pathway leading to the front covered entrance with external wall light. Bordered by very well stocked flower and shrub borders. External gas and electric metres. All weather power points. Side crazy paved patio area with a stone chipped pathway leading down one side of the bungalow to the rear garden. A concrete driveway provides excellent off road parking for a number of cars and leads down the other side of the property to the Garage.

To the immediate rear is a delightful rear garden enjoying a private aspect. With a stone flagged patio area and adjoining lawned garden, again surrounded by flower and shrub borders. Further side stone chipped area with a timber framed greenhouse. Garden tap.



GARAGE

5.64m x 4.83m (18'6 x 15'10)

Large brick garage approached through an electric up and over door. Power and light connected. Glazed window to the side elevation.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler concealed in Bedroom 3 serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

NOTE

The carpets, curtains, blinds and light fittings are included in the asking price.

TENURE FREEHOLD/COUNCIL TAX

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

LOCATION

This delightful and spacious three bedroomed detached true bungalow enjoys a quiet cul de sac location on Richmond Avenue, situated in the heart of Wrea Green which is arguably one of the finest traditional villages in the county with its central 'Village Green' and cricket square with adjoining duck pond. With Village store, primary school and the well known 'Grapes' pub. Kirkham town centre with its comprehensive shopping facilities and Kirkham Grammar School are within just a short driving distance and Lytham St Annes and the Fylde coast are within an easy 10 minute drive. Access to the M55 motorway is also close by. Viewing recommended. No onward chain.

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

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 September 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			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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