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Glendene Bryning Lane, Newton with Scales

- Semi Detached House
- In Need of Modernisation
- Lounge & Dining Room
- Kitchen
- Ground Floor Bathroom/WC
- Three 1st Floor Bedrooms
- Garden Front & Rear
- Garage & Driveway
- Gas Central Heating & Double Glazing
- Freehold & EPC Rating E

£169,950

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



www.johnardern.com



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GROUND FLOOR

ENTRANCE HALLWAY

Approached through an outer UPVC door with inset obscure glazed panel. Double glazed panels to either side and a top opening light. Staircase to the first floor. Door leading to the Lounge.



LOUNGE

4.62m into bay x 3.76m (15'2 into bay x 12'4)

Double glazed walk in square bay window to the front elevation. Corniced ceiling. Double panel radiator. Television aerial point. Fireplace with a display surround and hearth.



KITCHEN

3.30m x 2.34m (10'10 x 7'8)

Double glazed window overlooks the rear garden. Two top opening lights. Eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap set in laminate working surfaces. Hygena built in four ring electric hob. Hotpoint electric oven below. Plumbing for a washing machine. Single panel radiator. UPVC outer door with an inset obscure double glazed panel gives rear garden access.



DINING ROOM

4.75m x 2.21m (15'7 x 7'3)

Leading off the adjoining Lounge. Double glazed window to the side elevation with a top opening light. Double panel radiator. Corniced ceiling. Understair store cupboard with power and an obscure double glazed window to the side aspect. Housing a recently installed (March 2024) Logic combi boiler. Archway to the Kitchen and Bathroom/WC leading off.

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BATHROOM/WC

1.91m x 1.65m (6'3 x 5'5)

Obscure glazed window to the rear aspect with a top opening light. Three piece coloured suite. Panelled bath. Pedestal wash hand basin. Low level WC. Part tiled walls. Single panel radiator. Overhead light. Built in cupboard provides linen storage space. Wall mounted extractor fan.



BEDROOM THREE/STUDY

2.08m x 1.91m (6'10 x 6'3)

Third small single bedroom/study. Double glazed opening window to the rear elevation. Single panel radiator. Fitted cupboard.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation provides natural light to the Hall, Stairs and Landing areas. Loft access.

BEDROOM ONE

3.43m x 3.25m (11'3 x 10'8)

Double glazed window overlooks the front of the property with two top opening lights. Single panel radiator. Built in double and triple wardrobes. Additional built in cupboard with shelving.



BEDROOM TWO

2.97m x 2.79m (9'9 x 9'2)

Second double bedroom. Double glazed window overlooks the rear elevation with two top opening lights. Single panel radiator.

OUTSIDE

To the front of the property is an open plan lawned garden with side driveway providing off road parking and leading to the rear garage.

To the immediate rear is a garden which does require attention but offers great potential. (Note: There is currently no dividing fence with the adjoining property).

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GARAGE

5.92m x 2.82m (19'5 x 9'3)

Large garage with an up and over door. Side access and glazed window providing some natural light. Power connected.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Logic combi boiler, installed March 2024 serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the majority of windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

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

LOCATION

This three bedroomed semi detached house, which is in need of modernisation throughout, is situated on Bryning Lane just off A583 in the small village of Newton with Scales, being within easy reach of both Kirkham town centre and the ever popular village of Wrea Green. The M55 motorway access is also within a few minutes drive together with a number of primary and senior schools. Local transport services are readily available including Kirkham's train station with routes to Blackpool North & South, Preston and beyond.

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

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.

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 October 2023



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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		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				(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			
			83				
			45				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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