



ESTATE AGENTS • VALUER • AUCTIONEERS



28 Addison Way, St Annes

- Modern 'Clayton Corner' Detached House
- Situated on the Coastal Dunes Development
- Lounge
- Open Plan Fitted Dining Kitchen
- Utility Room & Cloaks/WC
- Three Bedrooms
- En Suite Shower/WC & Bathroom/WC
- South Facing Walled Garden, Garage & Driveway
- Close to the Beach & Blackpool Promenade
- Freehold, EPC Rating B & Council Tax Band D

£269,950

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



www.johnardern.com



28 Addison Way, St Annes

GROUND FLOOR

ENTRANCE HALLWAY

Central hallway approached through an outer door with inset obscure double glazed panels. Single panel radiator. Staircase leads off to the first floor with a white spindled balustrade. Wall mounted central heating programmer control. White panelled doors lead off.

LOUNGE

5.61m x 3.10m (18'5 x 10'2)

Well proportioned reception room. UPVC double glazed window overlooks the front of the property with two side opening lights. Two single panel radiators. Television aerial point. Internet point. UPVC double glazed double opening French doors overlook and give direct access to the south facing garden.



OPEN PLAN DINING KITCHEN

5.66m x 2.82m min (18'7 x 9'3 min)

Superb modern family open plan Kitchen.

DINING AREA

UPVC double glazed windows to both the front and side elevations. Opening lights and window blinds. Two single panel radiators. Wood effect ceramic tiled floor. Useful built in store/cloaks cupboard.



KITCHEN

To the Kitchen area is a double glazed window to the side elevation with a side opening light and matching window blinds. Range of eye and low level fixture cupboards and drawers. Leisure stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in working surfaces with matching splash back and concealed downlighting. Built in appliances comprise: Four ring gas hob set in a brushed chrome surround with matching splash back. Illuminated extractor canopy above. Electrolux electric oven and grill below. Integrated Zanussi fridge/freezer and dishwasher, both with matching cupboard fronts. Inset ceiling spot lights. Matching ceramic wood effect tiled floor. Door leading to the Utility.



UTILITY ROOM

1.91m x 1.75m (6'3 x 5'9)

Useful separate Utility. Outer door with an inset obscure double glazed panel gives access to the side and rear of the property. Matching working surface. Wall mounted cupboard below housing a Logic combi

gas central heating boiler (installed 2021). Integrated Zanussi washer/dryer with a matching cupboard front. Adjoining space for a separate tumble dryer or fridge if required. Single panel radiator. Matching ceramic tiled floor. Overhead light. Door to the Cloaks/WC.

CLOAKS/WC

1.35m x 0.81m (4'5 x 2'8)

Two piece white suite comprising an Ideal Standard low level WC and wash hand basin. Single panel radiator. Part tiled walls. Matching wood effect tiled floor. Overhead light and wall mounted extractor fan.

FIRST FLOOR LANDING

Central landing approached from the previously described staircase with matching spindled balustrade. UPVC double glazed opening window to the rear elevation provides excellent natural light to the stairs and landing areas. Single panel radiator. Loft access. Built in linen/store cupboard. White panelled doors lead off.

BEDROOM ONE

3.28m x 3.18m (10'9 x 10'5)

Nicely presented principal bedroom suite. Double glazed window overlooks the side south facing aspect with a view of the sand dunes in the distance. Side opening light and window blinds. Single panel radiator. Television aerial point. Wall mounted central heating programmer control.



WALK THROUGH DRESSING AREA

2.26m x 1.88m into wardrobes (7'5 x 6'2 into wardrobes)

Leading off the bedroom area with a UPVC double glazed opening window to the front elevation with fitted window blinds. Single panel radiator. Bank of fitted wardrobes top one wall with sliding mirrored doors. Panelled door leading to the En Suite.



EN SUITE SHOWER/WC

2.41m into shower x 1.14m (7'11 into shower x 3'9)

UPVC obscure double glazed opening window to the front aspect. Tiled display sill. Modern three piece white suite comprises: Wide step in shower cubicle with sliding glazed doors and a plumbed shower. Ideal Standard pedestal wash hand basin with a centre mixer tap. Low level WC completes the suite. Heated chrome ladder towel rail. Overhead light and a wall mounted extractor fan. Part tiled walls.

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BEDROOM TWO

3.20m x 2.51m plus reveal (10'6 x 8'3 plus reveal)

Second double bedroom. UPVC double glazed windows to both the front and side elevations. Opening lights and fitted window blinds. Single panel radiator. Built in double wardrobe with sliding mirrored doors.



BEDROOM THREE

2.79m x 2.29m (9'2 x 7'6)

UPVC double glazed window to the side elevation with a side opening light and window blinds. Single panel radiator.



BATHROOM/WC

2.16m x 1.85m max (7'1 x 6'1 max)

UPVC obscure double glazed opening window to the front elevation. Three piece white bathroom suite

comprises: Ideal Standard panelled bath with a centre mixer tap. Pedestal wash hand basin and a low level WC completing the suite. Part tiled walls. Chrome heated ladder towel rail. Overhead light and wall mounted extractor fan.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Logic combi boiler (installed 2021) in the Utility Room serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

TENURE FREEHOLD/COUNCIL TAX

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

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £150.43 per year is currently levied.

The property has an NHBC guarantee.

OUTSIDE

To the front of the property is a stone flagged pathway with side stone chippings leading to the central entrance. External gas and electric meters. A open plan lawned garden continues around the side of the house. A driveway provides off road parking and leads directly to the Garage.

To the immediate side is a walled private garden enjoying a sunny south facing aspect. The garden has been laid for ease of maintenance with a stone flagged patio area and matching pathways with a central stone chipped area. External power point. Timber gate gives direct access to the front of the house. A pathway leads down the side of the house with external lighting and garden tap and providing a useful bin store area, with door leading to the Utility Room.



GARAGE

5.33m x 2.74m (17'6 x 9')

Detached brick garage with a pitched tiled roof. Approached through an up and over door.

INTERNET CONNECTION/MOBILE PHONE SIGNAL

The current vendor has BT Openreach FTTP broadband and mobile phone with EE and reports a good signal throughout the property.

Further information can be found at <https://propertychecker.co.uk/broadband-speed-check>

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NOTE

The carpets and window blinds are included in the asking price.

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

LOCATION

This superbly appointed three bedroomed detached family house, known as the 'Clayton Corner' was constructed in 2021 by Persimmon Homes and is situated on the popular Coastal Dunes development. Addison Way is well placed for both St Annes and Blackpool town centres with transport services readily available on Clifton Drive North. Squires Gate train station is also within easy reach as is the M55 motorway access. The beach and Blackpool promenade are both within walking distance. Internal viewing essential.



Consumer Protection from Unfair Trading Regulation

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 January 2024



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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		94	(92 plus) A		
(81-91) B	83		(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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