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## 3 Ansdell Road North, Ansdell

- Spacious Semi Detached Period Family House
- Three Reception Rooms
- Dining Kitchen & Utility/Cloaks WC
- Four Bedrooms
- En Suite Shower/WC & Family Bathroom/WC
- Good Off Road Parking to the Front
- Walled Rear Garden, Timber Store & Brick Garden Store
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band E & EPC Rating D

**£549,950**

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



[www.johnardern.com](http://www.johnardern.com)





## 3 Ansdell Road North, Ansdell

### GROUND FLOOR

#### ENTRANCE VESTIBULE

5'9 x 5'5



Approached through a hardwood outer door with a number glazed fan light above. High level corniced ceiling and dado rails. Original decorative ceramic tiled floor. Inner door with an obscure stained glass and leaded panel gives access to the Hallway. Obscure glazed panels to either side and above.

#### HALLWAY

24'9 x 5'10



Spacious entrance hallway with a staircase leading off to the first floor with spindled balustrade. Two single panel radiators. Karndean wood effect flooring. High level corniced ceiling with original decorative arch and dado rails. Useful curtained understair meter/store cupboard. Panelled doors leading off.

### LOUNGE

18'3 into bay x 12'8



Spacious principal reception room. Walk in UPVC double glazed bay window overlooks the front of the property with two top opening lights. Additional double glazed window to the side elevation with a top opening light. Double panel radiator. Corniced ceiling and picture rails have been retained. Two wall lights. Television aerial point. Focal point of the room its a fireplace with a polished wood display surround, decorative tiled inset and hearth supporting a gas coal effect living flame fire.

### SITTING ROOM

14'9 x 12'8



Second spacious reception room. UPVC double glazed double opening French doors give direct access to the rear garden. Additional UPVC double glazed window with a top opening light to the side elevation. Currently with a removable opaque window film. Two contemporary wall mounted radiators. Corniced ceiling and a central decorative rose. Picture rails. Bank of fitted open display bookshelves to one wall with drawers below.

### REAR RECEPTION/BREAKFAST ROOM

12'8 x 12'6



Third useful family reception room. Double glazed window to the side elevation with a top opening light. Corniced ceiling and picture rails. Single panel radiator. Television aerial point. Internet socket. Cast iron wood burning stove set on a recessed tiled hearth.

### INNER PORCH

6'2 x 5'8

With an outer door having an inset double glazed panel giving access to the rear garden. Full length cupboard housing a wall mounted Worcester gas central heating boiler with shelving below. Ceramic tiled floor. Corniced ceiling. Doors leading off to the Kitchen and Utility Room.

### UTILITY/CLOAKS WC

6'7 x 5'8



Wall mounted store cupboards. Belfast ceramic sink with a centre mixer tap. Adjoining laminate working surfaces with splash back tiling. Plumbing and space below for a washing machine and tumble dryer. Low level WC. Xpelair ceiling extractor fan.

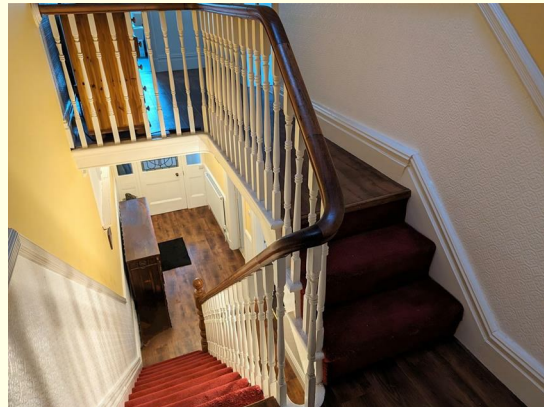
### DINING KITCHEN

12'2 x 12'



UPVC double glazed window to the side elevation. Additional double glazed opening window overlooking the rear garden. Good range of eye and low level fixture cupboards and drawers. Belfast ceramic sink with a centre mixer tap. Set in wood block working surfaces. Gas AGA with canopied lighting above. Additional integrated Bosch combination microwave oven. Integrated fridge/freezer and a Lamona slimline dishwasher, both with matching cupboard fronts. Ceramic tiled floor. Dado rails.

### FIRST FLOOR LANDING



Spacious split level landing approached from the previously described staircase with matching spindled balustrade. Karndean wood effect flooring. Glazed ceiling light. Access via a pull down ladder to the front part boarded loft space with light. Additional loft hatch to a rear loft area. Single panel radiator. Dado rails. White panelled doors leading off.



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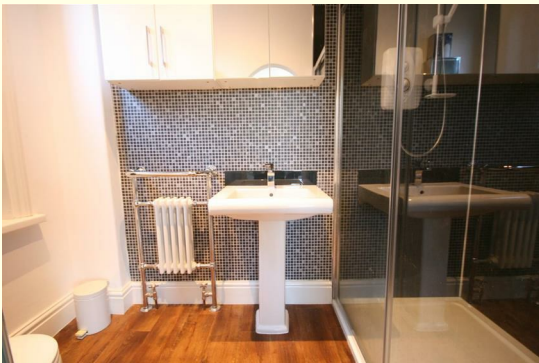


## BEDROOM ONE 14'10 x 12'9



Principal en suite double bedroom. UPVC double glazed windows to both the front and side elevations with top opening lights. Two wall lights. Corniced ceiling. Bank of three fitted double wardrobes with central mirrored panels. Further storage space above. Fitted bedside drawer units. Double panel radiator. Matching Karndean wood effect flooring. Archway leads to the En Suite.

## EN SUITE SHOWER/WC 8'5 into shower x 4'9



UPVC obscure double glazed outer window with a top opening light. Three piece white suite comprises: Full width shower enclosure with sliding glazed doors and a Mira electric shower. Pedestal wash hand basin with a centre mixer tap. Low level WC. Period style radiator with towel rail. Wall mounted bathroom cabinet with mirrored panels. Matching Karndean wood effect flooring. Corniced ceiling with inset spot lights. Part tiled walls.

## BEDROOM TWO 12'9 max x 9'7 plus reveal



(plus reveal 5'2 x 3'10) Second double bedroom. Double glazed window to the rear elevation with a top opening light. Double panel radiator. Laminate wood effect flooring. Corniced ceiling.

## BEDROOM THREE 11'7 x 10'2



Third double bedroom with a UPVC double glazed window to the rear aspect. Top opening light and a lower opaque window peel. Single panel radiator. Feature period cast iron fire surround has been retained. Corniced ceiling.

## BEDROOM FOUR

10'8 x 5'10



UPVC double glazed window enjoys an outlook to the front of the property. Top opening light. Single panel radiator.

## BATHROOM/WC

9'4 max x 8'8



Two UPVC obscure double glazed window to the side elevation, both with top opening lights. Four piece white suite comprises: Step in shower cubicle with curved glazed sliding doors and a Mira power shower. Panelled bath with a centre mixer tap (spa fittings not currently working as no power to bath). Pedestal wash hand basin with a centre mixer tap. Illuminated mirror above with a glass display shelf. Low level WC completes the suite. Part tiled walls. Heated ladder towel rail. Built in airing cupboard houses a hot water cylinder with pine shelving for linen storage and pump for the power shower. Corniced ceiling with inset spot lights and an Icon ceiling extractor fan.

## OUTSIDE



To the front of the property is a good sized walled garden which has been block paved providing excellent off road parking. Bordered by two mature Beech trees (see TPO note below). A pedestrian gate leads to a small front walled lawned garden area with matching blocked paved pathway leading down the side of the house with a further timber gate giving direct rear garden access. External power point. A pathway continues to the front entrance with external coach light and feature original 'boot scraper'.

To the immediate rear is a good sized family garden with stone flagged pathways and matching patio area. Rear lawned area and side shrub borders. Rear timber framed summer house/store (currently used as a Rabbitry) with power and light connected. Timber shed and access to a brick built garden store adjoining the rear of the house with a UPVC outer door. External lighting and garden tap.



## NOTE

The two Beech trees in the front garden are subject to Tree Preservation Orders (TPO). They were last 'trimmed' in October 2023.

## CENTRAL HEATING

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

## DOUBLE GLAZING

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

# 3 Ansdell Road North, Ansdell

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £4. Council Tax Band E

## INTERNET CONNECTION/MOBILE PHONE SIGNAL

The current vendor has Virgin broadband with a master socket in the rear reception room and mobile phones with EE and report a good signal throughout the property. Further information can be found at <https://propertychecker.co.uk/broadband-speed-check>

## LOCATION

This spacious and attractive semi detached four bedroomed period house is situated in a highly sought after residential location conveniently situated close to Ansdell's thriving shopping facilities and lies directly between Lytham & St Annes principal centres. Other local points of interest within just a few minutes walking distance include Fairhaven Golf Course, Ansdell Primary School and Lytham St Annes High School. There is a walled garden to the front providing good off road parking and a walled family garden to the rear. No onward chain. Viewing essential to appreciate the potential this property has to offer.

## 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto: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](http://www.guildproperty.co.uk).

## Consumer Protection from Unfair Trading Regulation

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 January 2024

3, Ansdell Road North, Lytham St Annes, FY8 4EZ

Total Area: 169.5 m<sup>2</sup> ... 1825 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

| 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 | 77        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |



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