



ESTATE AGENTS • VALUER • AUCTIONEERS



2 Osborne Road, St. Annes

- Very Well Appointed Detached Family House
- Wide Entrance Hallway & Cloaks/WC
- Two Reception Rooms
- Fitted Open Plan Dining Kitchen & Utility Room
- Four Double Bedrooms
- Family Bathroom/WC
- Large Garden to the Rear
- Garage & Off Road Parking
- Gas Central Heating & Double Glazing
- Leasehold, Council Tax Band F & EPC Rating D

£580,000

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



www.johnardern.com



2 Osborne Road, St. Annes

GROUND FLOOR

ENTRANCE VESTIBULE

6'2 x 3'9



Approached through recently replaced very attractive double opening hardwood outer doors with inset double glazed arched panels. Over head light and tiled floor. Inner obscure glazed door with a leaded fan light above leads to the Hallway.

HALLWAY

12'3 x 10'10



Spacious tastefully appointed entrance hall. Ceramic tiled floor with electric underfloor heating. Turned staircase leads off with original spindled balustrade. Double panel radiator set behind a decorative screen. Double glazed window with upper opening light overlooks the side elevation. Corniced ceiling with halogen downlights. Useful under stair cloaks/electric meter cupboard.

CLOAKS/WC

4'10 x 3'

Ceramic floor and wall tiles. Modern two piece white suite comprises: Roca fixture wash hand basin with off set chrome mixer tap. Low level WC with a freestanding cupboard surround. Obscure double glazed outer window with top opening light.

LOUNGE

16' into bay x 15'



Delightfully appointed front reception room. UPVC double glazed deep bay window overlooks the front garden. Three top opening lights. Three double panel radiators below. The focal point of the room is an original period stone fireplace with open fire grate. Solid polished wood oak strip floor. Corniced ceiling with inset spot lights. Two wall lights. Television aerial point and telephone point.

SITTING ROOM

13' x 13'



Well proportioned second reception used currently used as family play room. Solid polished wood strip oak floor. Double glazed window with top opening light. Adjoining UPVC double glazed French door overlooks and gives access to the extensive rear garden. Double panel radiator. Corniced ceiling with inset spot lights.

DINING KITCHEN

24'2 x 12'8 max



(max L shaped measurements) Well fitted FAMILY dining-kitchen. Excellent range of white wall and floor mounted cupboards and drawers. Laminate working surfaces with an island unit/breakfast bar. Inset one & a half bowl sink unit with chrome mixer tap. The built in appliances comprise: Lamona twin electric ovens. Kenwood five ring gas hob in stainless steel surround and matching splash back with illuminated stainless steel extractor canopy above. Bosch integrated dishwasher. American style freestanding Samsung fridge/freezer. Double panel radiator. Ceiling inset spotlights. Ceramic tiled floor. Provision for wall mounted television. Telephone point. Two double glazed windows overlook the side elevation with top opening lights. Third deep window has views of the rear garden. Double opening, double glazed doors give garden access. Cupboard houses a wall mounted Ferroll combi gas central heating boiler. A glazed panel door leads to the Utility.



UTILITY ROOM

8'7 x 6'4



Useful separate Utility Room. Matching ceramic tiled floor. Double glazed window with two opening lights overlooks the rear garden. Over head ceiling spotlights. Eye and low level fixture cupboards and display work surface. Plumbing for a washing machine. Space for a tumble dryer.

FIRST FLOOR LANDING

16'7 x 7' max

Approached from the previously described turned staircase with two deep double glazed windows with top opening lights giving further light to the hall, stairs and landing. Matching spindled balustrade. Ceiling inset spot lights. Access to the boarded loft space with a Velux double glazed pivoting roof light. The loft has electric connected and houses the current CCTV.

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BEDROOM ONE

14'7 x 13'2



Spacious principal double bedroom. Two double glazed windows with top opening lights overlooks the front garden. Double panel radiator. Inset ceiling spot lights. Decorative panelling to one wall.



BEDROOM TWO

12'9 x 12'9



Second well appointed and spacious double bedroom. two double glazed, top opening windows overlook the rear garden. Double panel radiator. Dado rails. Inset ceiling spot lights. Two fitted double wardrobes.

BEDROOM THREE

12'8 x 7'10 plus door reveal



Deceptive third double bedroom currently used as a home office. Two double glazed windows with top opening lights overlooks the rear garden. Ceiling halogen downlights. Wood laminate floor. Double panel radiator. Fitted high level display unit and adjoining storage unit.

BEDROOM FOUR

10'8 x 9'8



Larger than average fourth double bedroom. Two double glazed double opening windows overlook the front garden with top opening lights. Double panel radiator. Inset ceiling spot lights.

BATHROOM/WC

9'3 x 8'4



With tiled floor with electric under floor heating and part tiled walls. Four piece modern white suite comprises: paneled bath with chrome mixer tap and hand shower. Step in tiled shower compartment with a rain drop overhead shower and separate hand shower. Curved fixed screen. Vanity wash hand basin with deep drawer unit beneath and having chrome mixer tap and mirror fronted medicine cabinet and further side cupboards. The suite is completed by a low level WC. Two double glazed opening windows with top opening lights. Ceiling halogen downlights.

OUTSIDE



To the front of the house there is an easily managed lawned garden with Lakeland slate chipped driveway giving off road car parking and having established shrub borders. External wall lights to either side of the front doors. Gate gives rear garden access with a stone chipped pathway providing an ideal bin store area.

To the immediate rear there is an extensive FAMILY garden with raised crazy paved sun terrace approached from both the rear Sitting Room and Dining Kitchen and having a centre lawn with mature side shrub borders with established trees. Outside garden tap and external lighting. To the

rear of the garden there is a further hard standing evening patio and rear gate leading to the rear service road. There is the potential for to create space for further off road rear car parking from the service road ideal for boat or caravan, if required.



GARAGE

20' x 14'4

Good sized garage with access from the rear service road. Side UPVC personal doors with an inset obscure glazed panel gives access to the rear garden.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames, installed in 2022.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 998 years subject to an annual ground rent of £12. Council Tax Band F

LOCATION

A most attractive four bedroomed detached family home is situated in an excellent residential location adjoining Clifton Drive South within a short walk to AKS school and within minutes to the beach and foreshore. There are transport services running along Clifton Drive South directly into both St Annes and Lytham centres with their comprehensive shopping facilities and amenities. Other local points of interest within a short walk from the property include two primary schools, Royal Lytham & St Annes Golf Course and local shopping facilities. An internal and external inspection is recommended to fully appreciate the well planned interior and spacious family rear garden.

INTERNET CONNECTION/MOBILE PHONE SIGNAL

Ultrafast Full Fibre broadband is available and the current vendors have mobile phones with Vodafone and report a good signal throughout the

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property.

Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

CCTV

The property has CCTV cameras fitted to the front and rear. We understand a new purchaser would need to add a DVR.

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.

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



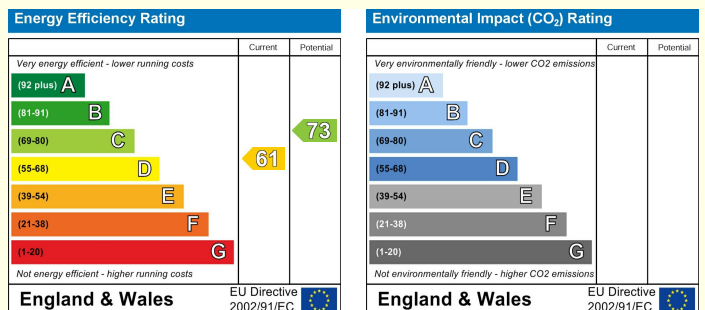
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