



ESTATE AGENTS • VALUER • AUCTIONEERS



70 Banbury Road, St Annes

- Superb Semi Detached Dormer Bungalow
- Lounge with Wood Burning Cast Iron Stove
- Modern Open Plan Dining Kitchen
- Ground Floor Bedroom & Bathroom/WC
- Two 1st Floor Bedrooms
- Landscaped Entertaining Garden to the Rear
- Garage & Off Road Parking
- Gas Central Heating & Double Glazing
- Viewing Essential
- Leasehold, Council Tax Band D & EPC Rating E

Offers Over £350,000

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



www.johnardern.com



70 Banbury Road, St Annes

GROUND FLOOR

HALLWAY



L shaped entrance hallway approached through a composite outer door. Side display gas and electric meter cupboard. Karndeane wood effect flooring. Inset ceiling spot lights. Double panel radiator. Staircase leading off to the 1st floor accommodation. Useful built in cloaks/store cupboard. Matching white panelled doors lead off.

LOUNGE

15'2 into bay x 13'1



Tastefully presented reception room. UPVC double glazed bay window overlooks the front garden. Two top opening lights and fitted window blinds. Two additional UPVC double glazed windows to either side of the fireplace with matching window blinds. Focal point of the room is a cast iron wood burning stove set on a raised brick display hearth with display shelf above. Matching Karndeane wood effect flooring. Inset ceiling spot lights. Television aerial point. Double panel radiator with a matching display shelf above.



OPEN PLAN DINING KITCHEN

22'6 x 22'1 max



(max overall L shaped measurements) A stunning family kitchen with orangery style dining extension. To the Kitchen area is a UPVC double glazed window to the side aspect with a top opening light and window blinds. Excellent range of modern (fitted 2019) eye and low level cupboards and drawers. One and a half bowl ceramic sink unit with a centre mixer tap. Set in quartz working surfaces with matching splash back. Large Island unit with further drawers below and integrated recycling bins. Built in appliances comprise: Five ring gas hob with an illuminated stainless steel extractor canopy above. Ceramic splash back tiling. AEG electric oven and grill. AEG combination microwave oven above. Adjoining integrated fridge/freezer and a Beko dishwasher, both with matching cupboard fronts. Additional Samsung American style fridge/freezer is also available by separate negotiation. Further full length larder style cupboards to either side. Concealed wall mounted Vaillant combi gas central heating boiler (approx 4 years old). Inset ceiling spot lights. Double panel radiator. Ceramic tiled flooring throughout.

To the Dining Area are recently installed (February 2024) aluminium framed Bi-Folding doors overlooking and giving direct access to the rear garden.

Adjoining full length UPVC double glazed windows and a pitched glazed roof. Wall mounted contemporary radiator in anthracite grey. Number of wall lights. To the rear of the Island unit is fitted padded dining seating. The freestanding table and four matching dining chairs are available by separate negotiation. Aerial point and power socket for a wall mounted TV.

Door reveals a very useful UTILITY CUPBOARD with power and light connected. Plumbing for a washing machine, counter top and space for a tumble dryer above.

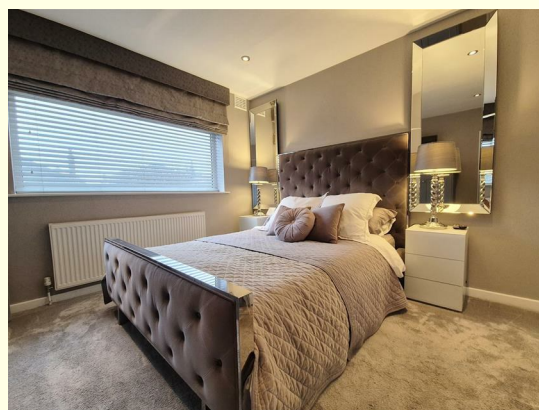


BEDROOM ONE

11'9 x 11'2



Tastefully presented ground floor principal double bedroom. UPVC double glazed window overlooks the front aspect with window blinds and two top opening lights. Single panel radiator. Inset ceiling spot lights. Door reveals a very useful built in carpeted wardrobe with hanging rail, shelving and overhead light.



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BATHROOM/WC 9'2 x 5'7



UPVC obscure double glazed outer window with a top opening light and window blinds. Four piece white suite comprises: Tiled panelled bath with a centre mixer tap and hand held shower attachment. Corner step in shower cubicle with curved sliding glazed doors and a plumbed overhead shower. Vanity wash hand basin with a centre mixer tap and drawers below. Low level WC completes the suite. Part ceramic tiled walls and floor. Inset ceiling spot lights. Chrome heated ladder towel rail.

FIRST FLOOR LANDING



Approached from the previously described staircase. Access to roof eaves. Useful built in store cupboard. Matching white panel doors lead off.

BEDROOM TWO 13'10 x 10'3



Nicely decorated and presented second double bedroom. UPVC double glazed window to the side elevation with a side opening light. Double panel radiator. Provisions for a wall mounted TV.



BEDROOM THREE

10'3 x 7'8



Third tastefully decorated bedroom. UPVC double glazed window to the dormer overlooks the rear aspect. Side opening light and fitted window blinds. Double panel radiator.

OUTSIDE



To the front of the property is an attractive garden which has been landscaped with a small side artificial lawn and having stone chipped borders with inset shrubs. A side resin bound driveway provides good off road parking and continues down the side of the bungalow to the side entrance. External lighting and side timber gate gives rear garden access.

To the immediate rear is a superb enclosed garden enjoying a sunny westerly facing aspect. Again the garden has been very tastefully landscaped with a composite decked patio adjoining the rear bi folding doors of the bungalow. Having a central artificial lawn with side well stocked raised borders. Further raised composite decked patio areas to the rear of the garden with timber framed pergola and a BBQ entertaining area. Outside lighting and garden tap.



GARAGE

Single brick garage approached through and up and over door. Pitched tiled roof. Power, light and water connected.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Vaillant combi boiler (approx 4 years old) serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED. New aluminium framed Bi-folding doors in the Kitchen were fitted in February 2024 we understand with a 10 year guarantee.

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 approx £3. Council Tax Band D

INTERNET CONNECTION/MOBILE PHONE SIGNAL

Superfast Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

70 Banbury Road, St Annes

LOCATION

This superbly presented three bedroomed semi detached dormer bungalow is situated in a quiet close running parallel to St Thomas Road. Being within a short distance from transport services and local shopping facilities on St Albans Road and within approx 1/2 mile from the centre of St Annes square with its comprehensive principal shops and town centre amenities. Other local points of interest include Royal Lytham & St Annes Golf Course and only 10 minutes to the beach and foreshore. Internal viewing is strongly recommended to fully appreciate the accommodation this property has to offer together with its sunny landscaped rear garden.

NOTE

We understand plans have been passed to extend the first floor accommodation to the rear creating a larger 3rd bedroom and creating an en suite for the 2nd bedroom.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

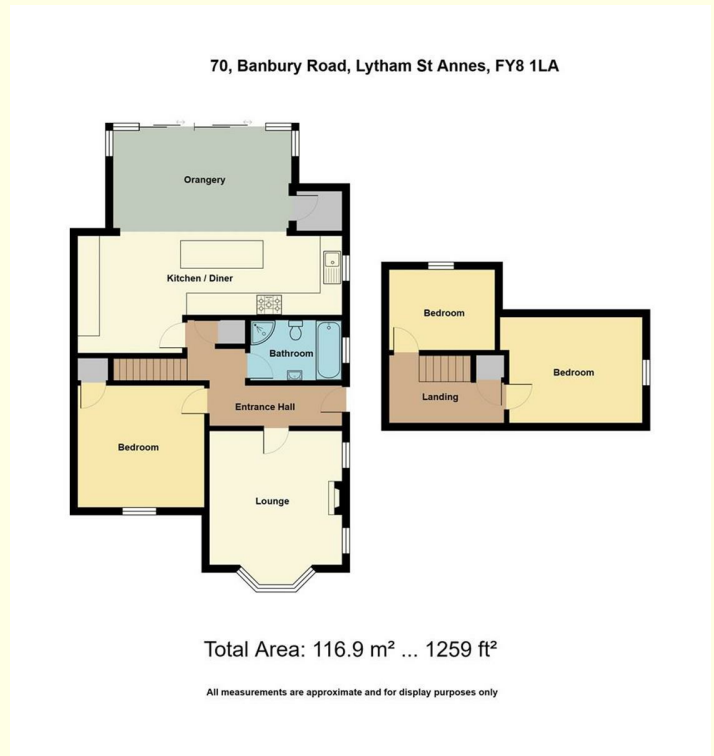
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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 February 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			(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		
		73			
		52			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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