



ESTATE AGENTS • VALUER • AUCTIONEERS



49 Pasture Close, Westby

- Modern Detached Family House
- Hallway & Cloaks/WC
- Lounge & Fitted Dining Kitchen
- Principal Bedroom with En Suite Shower/WC
- Three Further Bedrooms
- Modern Bathroom/WC
- Garden to the Front & Rear
- Garage & Off Road Parking
- Gas Central Heating & Double Glazing
- Freehold, Council Tax Band D & EPC Rating B

Offers Over £285,000

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



www.johnardern.com



49 Pasture Close, Westby

GROUND FLOOR

ENTRANCE HALLWAY

3.28m x 1.68m max (10'9 x 5'6 max)

Approached through an outer door with inset obscure double glazed panels. Corniced ceiling. Wall mounted central heating programmer control. Turned staircase leads off to the first floor. White panelled doors lead off to all ground floor rooms.

CLOAKS/WC

2.01m x 0.97m (6'7 x 3'2)

UPVC obscure double glazed opening window to the front elevation. Two piece modern white suite comprises: Roca low level WC. Pedestal wash hand basin with splash back tiling and an offset mixer tap. Single panel radiator. Overhead light



LOUNGE

5.56m into bay x 3.51m (18'3 into bay x 11'6)

Spacious principal reception room. UPVC double glazed walk in square bay window overlooks the front garden. Four side opening lights and fitted window blinds. Single panel radiator. Corniced ceiling. Television aerial point and internet point.



DINING KITCHEN

6.48m x 3.58m (21'3 x 11'9)

Spacious open plan family dining kitchen. UPVC double glazed window overlooks the rear garden with a side opening light. UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Range of modern eye and low level cupboards and drawers. Stainless steel single drainer one and a half bowl sink unit with a centre mixer tap. Set in wood effect laminate working surfaces with matching splash back and concealed down lighting. Built in appliances comprise: Five ring gas hob with a brushed chrome splash back. Illuminated extractor canopy above. Electrolux electric oven and grill below. Integrated dishwasher and Electrolux fridge/freezer, both with matching cupboard fronts. Plumbing for a washing machine. Wall mounted concealed Logic combi gas central heating boiler (2017). Inset ceiling spot lights and overhead light to the Dining Area. Double panel radiator. Corniced ceiling.



FIRST FLOOR LANDING

3.81m x 1.88m (12'6 x 6'2)

Approached from the previously described staircase with a white spindled balustrade. UPVC obscure double glazed window to the side elevation provides natural light to the hall, stairs and landing areas. Access to loft space. Double panel radiator. White panelled doors lead off.



BEDROOM SUITE ONE

3.48m x 3.30m (11'5 x 10'10)

UPVC double glazed window overlooks the front elevation with two side opening lights and fitted window blinds. Single panel radiator. Television aerial point. White panelled door leads to:

49 Pasture Close, Westby



EN SUITE SHOWER/WC

2.54m x 0.97m (8'4 x 3'2)

UPVC obscure double glazed opening window to the side elevation. Three piece modern white suite comprises: Full width step in shower enclosure with glazed sliding doors and an Aqualisa electric shower. Pedestal wash hand basin with a centre mixer tap. Roca low level WC completes the suite. Part tiled walls. Chrome heated ladder towel rail



BEDROOM TWO

2.92m x 2.79m (9'7 x 9'2)

Second double bedroom. UPVC double glazed window enjoys an outlook to the rear elevation. Side opening light and fitted window blinds. Single panel radiator.



BEDROOM THREE

3.43m x 2.03m plus reveal (11'3 x 6'8 plus reveal)

UPVC double glazed window to the rear elevation. Side opening light and fitted window blinds. Single panel radiator.



BEDROOM FOUR

2.82m x 2.01m (9'3 x 6'7)

UPVC double glazed window to the front elevation. Two side opening lights and fitted window blinds. Single panel radiator.

BATHROOM/WC

2.51m x 1.68m (8'3 x 5'6)

UPVC obscure double glazed opening window to the side elevation. Three piece modern white suite comprises: Panelled bath with an offset mixer tap. Glazed pivoting shower screen and a plumbed over bath shower attachment. Roca pedestal wash hand basin with a centre mixer tap. Roca low level WC. Part tiled walls and overhead light. Chrome heated ladder towel rail



OUTSIDE

To the front of the property is an open plan lawned garden with a stone flagged pathway leading to the front covered entrance with wall light. External gas and electric meters. Gate to the side of the property gives direct access to the rear garden.

To the immediate rear is an enclosed garden with a sunny south westerly facing aspect matching stone flagged pathways and a rear sloping lawn. External wall light and garden tap.

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GARAGE

5.11m x 2.59m (16'9 x 8'6)

The property has an allocated garage (the right hand garage of two, nearest the house) approached through an up and over door with additional parking space directly in front of the garage.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Logic combi boiler (installed 2017) serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

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

INTERNET CONNECTION/MOBILE PHONE SIGNAL

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

LOCATION

This four bedroomed modern detached house was constructed by Wain Homes in 2017 and offers well planned family accommodation. The property is situated in this most convenient location only two minutes from the M55 Motorway which gives easy access to both Manchester and the Lake District. The area is well placed to Blackpool, Preston and Lytham St Anne centres with their comprehensive shopping facilities and amenities. Viewing recommended.

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 March 2024

49, Pasture Close, Westby With Plumpton, FY4 5FW



Total Area: 101.6 m² ... 1093 ft²

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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