



ESTATE AGENTS • VALUER • AUCTIONEERS



## 211 Inner Promenade, Fairhaven

- Spacious Detached True Bungalow
- Occupying a Large Corner Plot with Views of Fairhaven Lake
- Hallway with Study & Sun Room/Bedroom Three Leading Off
- Lounge with Dining Area
- Dining Kitchen & Utility Room
- Two Double Bedrooms
- Bathroom/WC & Additional Separate 2nd WC
- Gardens to the Front, Side & Rear with Potting Shed & Garden WC
- Double Garage & Off Road Parking
- Leasehold, Council Tax Band G & EPC Rating D

**£798,950**

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



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



## 211 Inner Promenade, Fairhaven

### GROUND FLOOR

Steps lead up to the front elevated entrance with decorative tiled floor area. External light and external all weather power point.

### ENTRANCE HALLWAY

22'9 x 20' max



(max L shaped measurements) Spacious central hallway approached through a UPVC outer door with inset obscure double glazed panels. Matching full length double glazed panels with either side provide excellent natural light. Decorative corniced ceiling and three ceiling roses. Single panel radiator. Telephone point.

### STUDY

5'10 x 5'9

Useful Study leading off the Hallway with a UPVC double glazed window to the side aspect with a side opening light. Overhead light. Fitted book shelves. Additional high level original obscure single glazed window to the front elevation.

### SUN ROOM/BEDROOM

10' x 9'4



Delightful reception room approached through double opening glazed doors from the Hallway. Hardwood framed single glazed double doors overlook and give direct access to the front south facing aspect with Fairhaven Lake beyond. Matching full length panels to either side. Double panel radiator. Corniced ceiling. Note: this room could also be used as a 3rd bedroom if required.

### LOUNGE WITH DINING AREA

30' x 15'2



Impressive spacious principal reception room, again approached through double opening glazed panel doors from the Hallway. Feature corner UPVC double glazed square oriel bay windows enjoy panoramic views across to Fairhaven Lake. Benefitting from the south facing sunny aspect and taking in the evening sun to the West. Deep display window sills. With opening lights and fitted window blinds. The focal point of the room is a detailed marble fireplace with deep hearth and matching overmantle. Television aerial point. Three double panel radiators. Corniced ceiling with two ceiling roses. Five wall lights. Additional UPVC double glazed

oriel bay window to the Dining Area and overlooking the side lawned gardens. Deep display sill and two top opening lights.



### **DINING KITCHEN**

**19'2 x 11'**



Spacious family Dining Kitchen. UPVC double glazed window overlooks the side gardens with two top opening lights. Additional double glazed window to the rear aspect with two side opening lights. Range of eye and low level fixture cupboards and drawers. Incorporating a wine rack. One and a half bowl single drainer sink unit with a centre mixer tap. Set in work surfaces with ceramic splash back tiling and concealed down lighting. Built in appliances comprise: Neff four ring electric ceramic hob. Bosch stainless steel illuminated extractor canopy above. Neff electric oven and grill. Combination microwave oven. Miele integrated dishwasher and fridge/freezer, both with matching cupboard fronts. Ceramic tiled floor and walls. Two double panel radiators. Corniced ceiling and centre rose. Inset ceiling spot lights. Archway leading to the Utility Room.

### **UTILITY ROOM**

**5'6 x 5'3**

Useful separate Utility. UPVC double glazed window to the side elevation with a side opening light. Fitted low level cupboard and work surface. Ceramic tiled walls and floor. Side meter cupboard. Wall mounted Vaillant combi gas central heating boiler. Plumbing for washing machine and space for a tumble dryer. Overhead light. Door leading to the rear porch.

### **REAR PORCH**

Tiled floor. Doors lead off to both the front driveway and rear garden. Overhead light. Door leads to a useful Store Room.

### **STORE ROOM/PANTRY**

**6'6 x 5'7**

With a tiled floor. Wall light and power connected. Wall mounted shelving.

### **BEDROOM WING**

Leading off the Hallway. Access to loft space via a pull down ladder.

### **BEDROOM ONE**

**17'3 x 12'**



Well proportioned principal double bedroom. UPVC double glazed oriel bay window overlooks the front gardens/ Deep display sill and two top opening lights. Additional double glazed window to the side elevation with a top opening light. Telephone point. Range of fitted bedroom furniture comprises: A double and two single wardrobes with inset mirrored panels. Padded headboard and overbed storage units. Matching glazed display shelving to either side with bedside cupboards below. Corner kneehole dressing tables with drawers below and corner shelving. Double panel radiator.

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## BEDROOM TWO

12'6 x 11'4



Second double bedroom with a UPVC double glazed window to the side elevation. Two side opening lights. Double panel radiator.

Two wall lights. Two fitted double wardrobes and a single wardrobe. Corniced ceiling.

## BATHROOM/WC

13'5 x 6'



UPVC obscure double glazed window to the rear elevation with a side opening light. Four piece coloured suite comprises: Corner panelled bath with mixer tap. Step in shower compartment with a Mira electric shower. Pedestal wash hand basin and adjoining WC. Double panel radiator. Ceramic tiled walls and wood panelled ceiling.

## SEPARATE WC

6'4 x 2'9

Useful 2nd separate WC. UPVC obscure double glazed window to the rear elevation with a top opening light. Ceramic tiled walls. Low level coloured WC.

## OUTSIDE



The bungalow stands on a spacious corner plot with landscaped gardens to the front and side. With a front central pedestrian gate

and having a block paved pathway leading to the front elevated entrance. Lawned gardens to either side with very well stocked flower beds and rockeries. To the side of the bungalow double opening decorative gates lead off Myra Road with a private block paved driveway providing excellent off road parking leading to the double garage. Lawned gardens again to either side of the driveway with well stocked flower and shrub borders. External lighting and gas meter. Matching gate leads directly to the rear garden.

To the immediate rear of the bungalow is a good sized enclosed garden again laid to lawn with raised side flower and shrub borders. Block paved patio areas and matching pathways. External lighting. Range of brick outbuildings include a GARDEN WC and adjoining store room. To the rear of the garage is a raised sun terrace with adjoining Potting Shed.



#### **POTTING SHED**

**14'3 x 5'4**

Very useful garden potting shed. Glazed window providing natural light and side personal door.

#### **DOUBLE GARAGE**

Double brick garage approached through two up and over doors. Single glazed window to the rear provides some natural borrowed light. Power and light connected. Side personal door leading to the rear garden.

#### **CENTRAL HEATING (COMBI)**

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

#### **DOUBLE GLAZING**

Where previously described the majority of windows have been DOUBLE GLAZED

#### **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 £28. Council Tax Band G

#### **LOCATION**



This very spacious two/three bedroomed detached true bungalow enjoys a commanding position on the corner of Inner Promenade and Myra Road, with superb views of FAIRHAVEN LAKE. With its many leisure and sporting attractions, including tennis courts and bowling greens. This area of Fairhaven is within easy reach of Ansdell's shopping facilities and railway station on Woodlands Road and having transport services running along Clifton Drive to both Lytham and St Annes principal centres. AKS junior and senior schools are also within close walking distance. An internal and external inspection is strongly recommended to appreciate the potential this property has to offer, which is in need of some modernisation, together with its large lawned gardens to the front, side and rear. No onward chain.

#### **INTERNET CONNECTION/MOBILE PHONE SIGNAL**

Ultrafast Full Fibre Broadband is available. Further information

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

## VIEWING THE PROPERTY

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## 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 March 2024



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		63	79				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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