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The Whitehouse 6 Fieldway, St. Annes

- Individually Designed Detached Family House
- Offering Superb Potential, Viewing Essential
- Principal Reception Room with Feature Full Height Window
- Three Further Reception Rooms, Breakfast Kitchen, Utility & Cloaks/WC
- 1st Floor Galleried Landing & Balcony
- Principal Bedroom with Dressing Room & Large En Suite Bathroom/WC
- Three Further Double Bedrooms, En Suite Shower/WC & Bathroom/WC
- Gardens to the Front, Side & Rear
- Double Garage & Excellent Off Road Parking
- Freehold, Council Tax Band G & EPC Rating E

£699,500

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



www.johnardern.com



The Whitehouse 6 Fieldway, St. Annes

GROUND FLOOR

ENTRANCE VESTIBULE

2.13m x 1.35m (7' x 4'5)

Approached through double opening hardwood outer doors with inset obscure glazed panels. Corniced ceiling and overhead light. Inner double opening part glazed doors leading to:

HALLWAY

4.98m x 3.43m (16'4 x 11'3)

Spacious central hallway. Corniced ceiling. Double panel radiator. Telephone point. Turned staircase leads off to the first floor. Double opening part glazed doors lead to the principal reception room. Inner Hallway and Cloaks/WC leading off.

CLOAKS/WC

2.39m x 1.09m (7'10 x 3'7)

Obscure double glazed opening window to the front elevation. Two piece white suite comprises: Low level WC. Pedestal wash hand basin with a centre mixer tap and splash back tiling. Single panel radiator. Overhead light.

PRINCIPAL LOUNGE

9.45m x 4.78m (31' x 15'8)

Impressive reception room with feature full height UPVC double glazed windows overlooking the front aspect with two side opening lights. Full height ceiling looking up to the 1st floor galleried landing. Two double panel radiators. Television aerial points. Four wall lights. Wall mounted central gas coal effect living flame fire. Double glazed sliding patio doors overlook and give direct access to the rear garden. Matching double opening part glazed doors lead to the Dining Room.



DINING ROOM

4.01m x 3.53m (13'2 x 11'7)

Double glazed window overlooks the rear gardens with two side opening light. Corniced ceiling. Four wall lights. Two single panel radiators. Additional door leading to the adjoining Kitchen.



The Whitehouse 6 Fieldway, St. Annes



INNER HALLWAY

Approached from the main central Hall. Built in cloaks/store cupboard with overhead light. Wall mounted room thermostat. Panelled doors leading off.

SITTING ROOM

4.47m x 3.61m (14'8 x 11'10)

Second family reception room. Double glazed window overlooks the front gardens with two side opening lights. Corniced ceiling. Double panel radiator. Television aerial point. Telephone point. Focal point of the room is a fireplace with a polished wood surround, raised tiled hearth and decorative tiled inset, supporting an electric coal effect fire.



STUDY

3.30m x 2.97m (10'10 x 9'9)

Double glazed window to the side aspect with a side opening light. Single panel radiator. Corniced ceiling. Television aerial point.



BREAKFAST KITCHEN

5.41m x 4.47m (17'9 x 14'8)

Good sized family Kitchen. Double glazed window enjoys an outlook over the rear garden with two side opening lights. Good range of eye and low level fixture cupboards and drawers. Incorporating corner display shelving units and a double glazed display unit. One and a half bowl single drainer sink unit with a centre mixer tap. Set in work surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Four ring electric ceramic hob. Adjoining Neff deep fat fryer. Illuminated extractor canopy above. Neff electric oven and grill. Neff integrated dishwasher. Central tiled top island unit/breakfast bar with corner shelving and wine rack below. Suspended illuminated canopy above. Ceramic tiled floor. Two double panel radiators. Door leads to the Utility Room.





The Whitehouse 6 Fieldway, St. Annes



UTILITY ROOM

4.70m x 1.83m (15'5 x 6')

Useful separate Utility. Stainless steel single drainer sink unit with a centre mixer tap and cupboard below. Plumbing for a washing machine. Space for a tumble dryer. Ceramic tiled floor. Single panel radiator. Cupboard houses a wall mounted Alpha combi gas central heating boiler. Double glazed opening window to the front elevation. Hardwood outer door with an inset obscure glazed panel gives rear garden access. Internal door leads to the attached Garage.

FIRST FLOOR LANDING

4.98m x 3.40m (16'4 x 11'2)

Central landing approached from the previously described staircase with a spindled balustrade. Single panel radiator. Telephone point. Corniced ceiling. Two wall lights. Double opening double glazed French doors lead to the Balcony.



BALCONY

4.67m x 2.26m (15'4 x 7'5)

Covered balcony with views to the front of the house. Ceramic tiled floor. Wrought iron decorative balustrade. Two wall lights.



BEDROOM SUITE ONE

5.03m x 4.47m (16'6 x 14'8)

Spacious principal bedroom. Double glazed window overlooks the front elevation with two side opening lights. Corniced ceiling. Three wall lights. Double panel radiator. Archway leading to the Dressing Room.





The Whitehouse 6 Fieldway, St. Annes

DRESSING ROOM

2.16m x 1.70m (7'1 x 5'7)

Obscure double glazed opening window to the side elevation. Single panel radiator. Corniced ceiling. Overhead light. Bank of fitted wardrobes to one wall with sliding mirrored doors. Door and steps lead to the En Suite.



BEDROOM SUITE TWO

4.78m x 2.92m (15'8 x 9'7)

Second en suite double bedroom. Double glazed window overlooks the rear elevation with a side opening light. Single panel radiator. Corniced ceiling. Wall light. Door leads to the En Suite.

EN SUITE BATHROOM/WC

7.06m x 4.04m (23'2 x 13'3)

Feature large en suite. Two obscure double glazed windows both with two side opening lights. Fitted linen storage units/window seating below. Six piece bathroom suite comprises: Twin vanity wash hand basins with centre mixer taps and cupboards below. Two wall mirrors above and three wall lights. Glazed displays to either side. Low level WC and adjoining Bidet. Feature twin bath with two padded head rests and a centre mixer tap. Step in shower cubicle with a pivoting door and plumbed shower. Double doors reveal a built in linen store cupboard. Dressing table with two wall lights over. Inset ceiling spot lights. Part tiled walls. Double and single panel radiators.



EN SUITE SHOWER/WC

2.57m x 1.45m + reveal (8'5 x 4'9 + reveal)

Obscure double glazed window to the rear with a side opening light. Modern three piece white suite comprising: Wide step in shower cubicle with curved sliding doors and a plumbed overhead shower with additional hand held shower attachment. Vanity wash hand basin with a centre mixer tap and cupboard below. Wall mirror. Low level WC completes the suite. Single panel radiator. Part tiled walls. Inset ceiling spot lights and loft access.



The Whitehouse 6 Fieldway, St. Annes



GALLERIED LANDING

Approached through a part glazed door from the central main landing. Feature vaulted ceiling with exposed beams. Views on to the Lounge below and through the full height front windows. Single panel radiator. Archway to the inner landing area with a corniced ceiling and overhead light. Panelled doors leading off to the remaining two Bedrooms and Bathroom.

BEDROOM THREE

4.01m x 3.56m (13'2 x 11'8)

Third double bedroom. Double glazed window to the rear with two side opening lights. Single panel radiator. Corniced ceiling. Internet/telephone point. Bank of fitted wardrobes with sliding mirrored doors.



BEDROOM FOUR

3.56m x 2.90m (11'8 x 9'6)

Fourth good sized bedroom. Double glazed window to the rear elevation with a side opening light. Single panel radiator. Corniced ceiling.



BATHROOM/WC

2.34m x 1.75m (7'8 x 5'9)

Obscure double glazed opening window to the rear. Three piece coloured suite comprises: Panelled bath. Pedestal wash hand basin. Low level WC. Part tiled walls. Inset ceiling spot lights. Single panel radiator.



OUTSIDE

The vendor of this property has right of way across part of the adjacent property's driveway, leading to a private block paved driveway providing excellent off road parking and continuing in front of The Whitehouse leading to the double garage with further off road parking available. Front lawn with very well stocked flower and shrub borders with mature trees. The central front covered canopied entrance has external lighting. External gas and electric meters. The lawned gardens continue down either side of the house to the good sized private rear garden, again surrounded by mature shrubs, trees and conifers. External lighting and garden tap. Stone flagged pathways and patio area.



The Whitehouse 6 Fieldway, St. Annes



DOUBLE GARAGE

5.56m x 5.21m (18'3 x 17'1)

Attached double garage approached through an electric up and over door. Power and light connected. Obscure double glazed window to the rear with a side opening light. Inner personal door to the Utility Room.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED, with a mixture of timber and UPVC frames.

TENURE FREEHOLD/COUNCIL TAX

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

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>

LOCATION

This very spacious individually designed four bedrooed detached family house was built by the present owner 33 years ago. Situated on Fieldway, a private road with five further detached properties, just off the junction of Blackpool Road North and Leach Lane. With local transport services nearby with routes into St Annes, Blackpool and Lytham town centres. The property is also conveniently placed



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within easy reach of local shopping facilities on Headroomgate Road, together with local schools and Old Links Golf Course. The playing fields on Blackpool Road North are also a very short walk away. An Internal viewing is strongly advised to appreciate the full 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, 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 May 2024



The Whitehouse 6 Fieldway, St. Annes



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		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			
England & Wales		EU Directive 2002/91/EC	68	England & Wales		EU Directive 2002/91/EC	52



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