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## Rosslyn 7 Links Road, St Annes

- Spacious Detached Family House
- Large Hallway
- Three Reception Rooms
- Kitchen
- Ground Floor Shower/WC
- Four Double Bedrooms
- Bathroom/WC & Separate WC
- Garage & Laundry Room
- Superb Rear Walled Garden
- No Onward Chain

**£575,000**

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



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



## Rosslyn 7 Links Road, St Annes

### GROUND FLOOR

#### ENTRANCE PORCH

8'5 x 6'

Large front entrance porch with an outer door. Obscure glazed windows to the side. Tiled floor with sunken mat well. Two wall lights. Display shelf. Inner original door with decorative stained glass panel leads to:

#### HALLWAY

15'7 x 11'2 min



Impressive entrance hallway with a UPVC stained glass leaded obscure window to the side elevation providing excellent natural light. Central opening light. Double panel radiator. Panelled ceiling. Turned staircase with decorative spindled balustrade leads to the first floor. Understair store cupboard with electric meter and overhead light. Additional built in double cloaks/store cupboard. Doors lead off with stained glass leaded panels.

#### LOUNGE

18'8 x 18'6 into bay



Spacious principal reception room. UPVC double glazed bay window overlooks the front garden with upper stained glass leaded lights. Two side opening lights. Curved single panel radiator below. Decorative moulded and corniced ceiling. Picture rails have been retained. Two further double panel radiators. Television aerial point. Focal point of the room is a polished wood fireplace with raised tiled hearth and inset supporting a gas coal effect living flame fire. To either side of the fireplace are matching UPVC obscure double glazed leaded windows.

#### DINING ROOM

18'1 into bay x 13'6



Second large reception room. Part glazed door gives rear garden access. Hardwood windows to either side enjoy the views over the gardens. Two side opening lights. Double panel radiator with display shelf over. Decorative and corniced ceiling. Four wall lights. Corner open display shelving.

## BREAKFAST ROOM

16'3 x 11'5



UPVC double square bay window to the side elevation with two side opening lights. Single panel radiator. Television aerial point. Corniced ceiling and centre decorative rose. Built in store cupboard with display shelf and further cupboard below. Fireplace with a white detailed surround, raised tiled hearth and inset supporting a gas fire. Archway leads to the adjoining Kitchen.

## KITCHEN

11'8 x 10'6



UPVC double glazed window to the side elevation. Eye and low level fixture cupboards and drawers. Stainless steel double drainer sink unit with centre mixer tap. Set in roll edged laminate work surfaces with splash back tiling. Rangemaster Hi-Lite cooking range with five ring electric ceramic hob. double oven and grill below. Plumbing for dishwasher. Space for a fridge and freezer. Ceramic tiled floor

and kickspace heating. Hardwood outer door leads to the side open covered entrance.

## SHOWER ROOM/WC

10'3 into shower x 4'6



Obscure single glazed window to the side elevation. Three piece white suite comprises: Full width shower enclosure with sliding glazed door and a plumbed Mira shower. Low level WC (needs attention). Vanity wash hand basin with cupboards below and a tiled display surround. Wall mounted shaving socket. Single panel radiator. Ceramic tiled walls and floor

## FIRST FLOOR LANDING

17' x 11'5 max



Spacious central landing approached from the previously described staircase with matching balustrade. Decorative stained glass roof light. UPVC stained glass leaded obscure window to the front elevation. Very useful built in store cupboard with shelving, single panel radiator, overhead light and matching double glazed window. Original doors lead off with stained glass leaded panels.

# Rosslyn

## 7 Links Road, St Annes



### BEDROOM ONE

16'9 + wardrobes x 15'9



Spacious principal bedroom. Double glazed window to the front elevation with two side opening lights. Upper stained glass leaded panels. Additional double glazed window to the side, enjoys views looking down Links Road with the sea beyond. Television aerial point. Double panel radiator. Corniced ceiling and centre rose. Bank of fitted wardrobes to one wall with storage above.

### BEDROOM TWO

16'7 x 13'4



Second large double bedroom. UPVC double glazed square bay window to the side aspect with two side opening lights. Double panel radiator. Corniced ceiling. Vanity wash hand basin with cupboard below and splash back tiling. Two fitted double wardrobes with a centre dressing table. Wall mirror over and further storage above.

### BEDROOM THREE

14'8 x 14'6



Third well proportioned bedroom. Double glazed window overlooks the rear garden with two side opening lights. Double panel radiator. Corniced ceiling. Vanity wash hand basin with cupboard below and splash back tiling. Wall mirror and strip light above.

### BEDROOM FOUR

11'6 x 11'2



Fourth double bedroom with a double glazed window facing the rear aspect. Side opening light. Double panel radiator. Corniced ceiling. Pedestal wash hand basin with splash back tiling.

## BATHROOM/WC

10'4 x 7'4



Obscure UPVC double glazed window with side opening light. Coloured panelled bath with centre mixer tap and hand held shower attachment. Matching pedestal wash hand basin. Low level WC/ Double panel radiator. Ceramic tiled walls. Wall mounted Vent Axia extractor fan. Built in airing cupboard houses an insulated hot water cylinder and provides good linen storage space.

## ADDITIONAL WC

7'5 x 3'4

UPVC obscure double glazed opening window. Two piece coloured suite comprises: Low level WC. Wash hand basin. Ceramic tiled walls. Access to loft space.

## OUTSIDE



To the front of the property is a walled garden, laid to lawn with mature shrub borders and corner rockeries. A block paved pathway leads to a front entrance porch and stone flagged pathway continuing to the rear garden. A matching block paved driveway provides excellent off road parking and leads down the side of the house to the detached garage. Additional open covered side entrance to the main house and access to the rear brick outbuildings comprising a tool store with power and light supplies connected and the Laundry Room.

To the immediate rear is a stunning walled garden, laid mainly to lawn with very well stocked mature flower and shrub borders, incorporating some fruit trees. Brick built BBQ. A raised flagged sun terrace adjoins the rear of the house with access from the Dining Room. Raised flower beds and trellis work.

## LAUNDRY ROOM

11'9 x 7'10

Obscure glazed hardwood opening window to the rear elevation. Power and light supplies connected. Gas meter. Belfast ceramic sink with hot and cold water taps. Plumbing for washing machine. Space for tumble dryer/extra freezer etc. Worcester gas central heating boiler (approx 3 years old). Door gives access to a garden WC with obscure glazed window and overhead light.

## GARAGE

Detached brick single car garage with a pitched and tiled roof. Approached through an up and over door. Power and light supplies connected.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler (approx 3 years old) in the laundry room serving panel radiators and domestic hot water.

## DOUBLE GLAZING

Where previously described certain windows have been DOUBLE GLAZED.

## TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band G

## LOCATION

This substantial four bedroomed detached family house must be inspected to fully appreciate the potential it offers, together with its extensive lawned rear gardens. Rosslyn is conveniently situated adjoining both South Promenade and Clifton Drive South and being within a short ten minute walk to the centre of St Annes Square with its comprehensive shopping facilities and town centre amenities. Transport services are available on Clifton Drive South, running St. Annes, Lytham and Blackpool centres. St. Annes Beach and foreshore also lie within two hundred yards. This area of the Borough is ideal being within an easy walk to AKS junior and senior schools, further primary and senior schools and Royal Lytham Golf Course. No onward chain.

# Roslyn

## 7 Links Road, St Annes

### 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](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).

### PROPERTY MISDESCRIPTION ACT

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 Amended February 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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>56</b>		<b>75</b>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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