



ESTATE AGENTS • VALUER • AUCTIONEERS



26 Westbourne Avenue, Wrea Green

- Superbly Appointed Detached House
- Spacious Lounge
- Open Plan Fitted Dining Kitchen
- Utility Room & Cloaks/WC
- Four Bedrooms
- Modern En Suite Shower
- Modern Family Bathroom/WC
- Good Gardens Front & Rear
- Large Garage & Off Road Parking
- Freehold & EPC Rating D

£549,950

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



www.johnardern.com



26 Westbourne Avenue, Wrea Green

GROUND FLOOR

ENTRANCE VESTIBULE

8'4 x 3'5

Approached through a double glazed outer door with matching panels to the side. Single panel radiator. Corniced ceiling. Wood strip flooring. White panelled doors lead off.

CLOAKS/WC

5'9 x 5'9



High level UPVC obscure double glazed opening window. Two piece modern white suite comprises: Wide vanity wash hand basin set in a display surround with centre mixer tap, cupboards and drawers below. Low level WC. Matching wood strip floor. Single panel radiator. Corniced ceiling.

LOUNGE

24'4 x 13'2



Superbly appointed principal reception room with ample space for a dining area if required. UPVC double glazed window overlooks the front aspect. UPVC double glazed sliding patio doors overlook and give direct access to the rear lawned garden. Two double panel radiators. Television aerial point. Corniced ceiling. Two wall light points. Matching wood strip flooring

throughout. Focal point of the room is a modern limestone fireplace with display hearth, matching raised hearth and inset supporting a Legend gas fire.



OPEN PLAN DINING KITCHEN

21'1 x 14'6

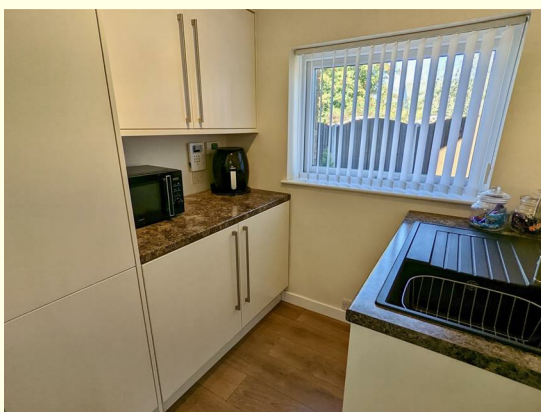


Superb open plan living/dining family kitchen. Double glazed window overlooks the rear garden with side opening light. Good range of modern eye and low level fixture cupboards and drawers. Kickspace inset lighting. Matching island unit/breakfast bar with further cupboards and drawers below. One and a half bowl single drainer sink unit with centre mixer tap set in heat resistant roll edged working surfaces. Built in appliances comprise: Samsung four ring ceramic hob with an illuminated extractor canopy above. Bosch electric oven and grill below. Integrated Smeg dishwasher and Bosch fridge both with matching cupboard fronts. Corniced ceiling. Matching wood strip flooring. Two double panel radiators. Aerial point and power socket for a wall mounted TV. Staircase leads off to the first floor with oak balustrade incorporating white spindles. Part glazed door leads to the rear porch. Part glazed door leads off to the Utility Room.



UTILITY ROOM

6'8 x 5'10



Useful separate utility with an opening double glazed window to the side elevation. Matching range of eye and low level cupboards and drawers. Single drainer sink unit with centre mixer tap set in roll edged working surfaces. Integrated Bosch freezer, washing machine and White Knight tumble dryer, all with matching cupboard fronts. Wood strip floor. Single panel radiator.

REAR PORCH

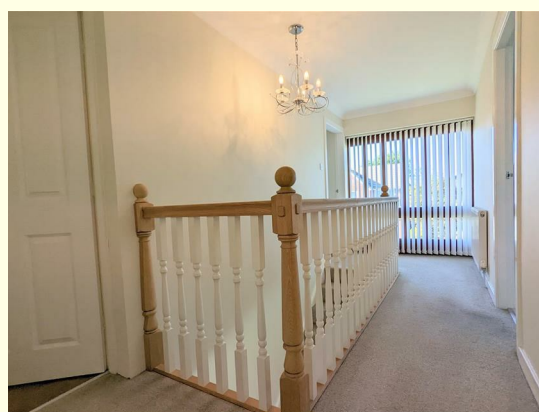
5'5 x 5'



Double glazed windows overlook the rear garden and courtyard. Adjoining part glazed outer door gives rear garden access. Ceramic tiled floor and wall light.

FIRST FLOOR LANDING

15'2 x 5'9



Spacious central landing approached from the previously described staircase with matching balustrade. Double glazed picture window overlooks the front elevation and provides excellent natural light to the stairs and landing areas. Corniced ceiling. Single panel radiator. White panelled doors lead off to all rooms.

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BEDROOM ONE

12'11 x 8'10 plus wardrobes



(plus door reveal) Principal double bedroom. Double glazed opening window overlooks the rear aspect. Laminate wood effect flooring. Corniced ceiling. Double panel radiator. Bank of modern fitted furniture comprising three double wardrobes with a central double cupboard revealing shelving and containing a power point and aerial socket for a television. Drawers below. Access to the boarded loft space.

BEDROOM TWO

13'2 x 11'9



Second double bedroom. Double glazed window overlooks the front elevation with views along Westbourne Avenue. Side opening light. Laminate wood effect flooring. Double panel radiator. Corniced ceiling. Bank of wardrobes with central cupboard and drawers available by separate negotiation. Television aerial point.

BEDROOM THREE

12'3 x 8'3



Third tastefully appointed double bedroom. Double glazed opening window overlooks the rear elevation. Double panel radiator. Corniced ceiling. Laminate wood effect floor. Television aerial point. Contemporary sliding doors reveal a built in wardrobe with double hanging rails and inset ceiling spotlight. The doors also cleverly reveal an En Suite Shower Room.

EN SUITE SHOWER

5'3 into shower x 2'8



Modern two piece suite comprises: Step in shower cubicle with pivoting glazed door and a Triton electric shower. Corner vanity wash hand basin with cupboard below and centre mixer tap. Ceramic tiled walls and floor. Two inset ceiling spot lights.

BEDROOM FOUR

9'2 x 8'2



Fourth double bedroom. Double glazed opening window to the rear elevation. Single panel radiator. Laminate wood effect floor. Corniced ceiling. Television aerial point.

BATHROOM/WC

8'6 x 8'3



Spacious modern family bathroom. Comprising a four piece white suite. Panelled curved bath with a centre mixer tap. Semi concealed low level WC with an adjoining vanity wash hand basin with cupboard below, laminate display surround and centre mixer tap. Step in corner shower cubicle with glazed sliding doors and a plumbed shower. Ceramic tiled floor and part tiled walls. Chrome heated ladder towel rail. Corniced ceiling. Obscure double glazed opening window to the front elevation.

OUTSIDE



To the front of the property is an open plan garden laid to lawn with a block paved driveway and matching pathways. The driveway provides ample off road parking for at least two vehicles and leads directly to the garage. Timber gate to one side of house gives rear garden access. Additional wrought iron gate leads to a private side courtyard with matching block stone paving and external lighting.

Continuing to the rear of the house is a superb enclosed garden, laid mainly to lawn with well stocked flower and shrub borders with climbing plants. Rear corner patio area. External security lighting.



GARAGE

14' x 14'8 max

(14'8 narrowing to 11'8 at the rear of the garage) Large attached brick garage with fibreglass roof approached through an electric up and over door. Glazed window provides some natural light. Garden tap. Wall mounted Baxi combi gas central heating boiler.

CENTRAL HEATING (COMBI)

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

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DOUBLE GLAZING

As previously described the windows have been DOUBLE GLAZED. The property also has the benefit of CAVITY WALL INSULATION.

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 E.

LOCATION



This very well appointed and modernised four bedroomed detached family home is situated in the heart of Wrea Green which is arguably one of the finest traditional villages in the county with its central 'Village Green' and cricket square with adjoining duck pond. With Village stores, primary school with outstanding Ofsted rating and the well known 'Grapes' pub. Kirkham town centre with its comprehensive shopping facilities and Kirkham Grammar School are within just a short driving distance and Lytham St Annes and the Fylde coast are within an easy 10 minute drive. Access to the M55 motorway is also close by. Viewing recommended to appreciate the accommodation this property has to offer together with delightful front and rear gardens.

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.

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 Prepared September 2022



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		65	
(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			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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