



ESTATE AGENTS • VALUER • AUCTIONEERS



30 Crosland Road North, St. Annes

- Semi Detached True Bungalow
- Spacious Lounge with a Gas Living Flame Fire
- Breakfast Kitchen & Rear Porch
- Two Double Bedrooms
- Shower Room/WC
- Gardens to the Front & Rear
- Garage & Good Off Road Parking
- Electric Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating E

£225,000

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



www.johnardern.com



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SIDE ENTRANCE

HALLWAY

4.39m x 1.73m max (14'5 x 5'8 max)

Approached through a UPVC outer door with an inset obscure double glazed panel. Side gas and electric meter cupboard with a phone point and fuse box. Wall mounted electric night storage heater. Access to a good sized loft space via a pull down staircase, offering potential for conversion subject to usual permissions and consents. Doors lead off to all rooms.

LOUNGE

4.39m x 4.06m min (14'5 x 13'4 min)

Spacious reception room approached through a glazed door from the Hallway. UPVC double glazed window overlooks the front garden with two top opening lights. Built in window seat below. Fitted vertical window blinds and two top opening lights. Corniced ceiling. Television aerial points. Electric night storage heater. Focal point of the room is a polished wood display surround with a raised marble effect hearth and inset. Supporting a gas coal effect living flame fire. Telephone point.



KITCHEN

3.25m x 2.59m (10'8 x 8'6)

UPVC double glazed windows on both the side and rear elevations. Range of eye and low level cupboards and drawers. Incorporating a glazed display unit. Stainless steel single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling. Built in appliances comprise: Indesit four ring electric hob with an illuminated

extractor above. Electric oven and grill below. Space and plumbing for a slimline dishwasher. Plumbing for a washing machine. Space for a fridge. White panelled door to the rear porch.



REAR PORCH

2.06m x 1.32m (6'9 x 4'4)

Useful rear porch which could also be used as a small study area if required. UPVC double glazed window with a top opening light. UPVC outer door with an inset obscure double glazed panel gives direct rear garden access. Wall light. Double power socket



BEDROOM ONE

4.32m x 3.15m (14'2 x 10'4)

UPVC double glazed window overlooks the front garden. Top opening light. Fitted vertical blinds. Electric night storage heater. Two fitted double wardrobes with inset mirrored panels. Central double cupboard with drawers below.

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BEDROOM TWO

4.04m x 3.15m (13'3 x 10'4)

Second double bedroom. UPVC double glazed window overlooking the rear garden. Top opening light. Electric night storage heater.



OUTSIDE

To the front of the bungalow is an attractive garden which has been stone flagged for ease of maintenance with side and inset raised flower and shrub borders. An asphalt driveway leads down the side of the property to the Garage. External wall light. Timber gate leads to the rear garden.

To the immediate rear is a delightful enclosed garden, again landscaped for ease of maintenance. Stone flagged patio areas with side well stocked borders. Additional central flower bed.



SHOWER ROOM/WC

3.07m x 1.68m (10'1 x 5'6)

UPVC obscure double glazed window to the rear elevation with a top opening light. Three piece white suite comprises: Wide shower cubicle with glazed sliding doors and a Mira electric shower. Pedestal wash hand basin. Low level WC completes the suite. Electric heated chrome ladder towel rail. Additional Gabarron electric heater. Wall mounted CDA electric heater. Mirror fronted bathroom cabinet. Part tiled walls



GARAGE

5.00m x 2.69m (16'5 x 8'10)

Approached through double opening timber doors. Pitched tiled roof. Power and light connected. Side double glazed window. Garden tap.

ELECTRIC HEATING

The bungalow has electric heating from a number of night storage heaters where described. There is a gas fire also in the Lounge.

DOUBLE GLAZING

Where previously described the 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 £13. Council Tax Band C

INTERNET CONNECTION/MOBILE PHONE SIGNAL

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

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LOCATION

This two bedroomed semi detached true bungalow enjoys a residential location on Crosland Road North which is just off Kilnhouse Lane, within easy reach of transport services and local shops on Headroomgate Road. Also being well placed close to St Annes Square with its comprehensive shopping facilities and town centre amenities. An internal inspection is strongly recommended to fully appreciate the potential this property has to offer which is in need of some updating. No onward chain.

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 June 2024

30, Crosland Road North, Lytham St Annes, FY8 3EP



Total Area: 70.9 m² ... 763 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
54		85
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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