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## 7a Lake Road, Fairhaven

- Spacious 1st & 2nd Floor Maisonette
- Yards from Fairhaven Lake & Grannys Bay
- 1st Floor Lounge with Dining Area & Fitted Kitchen
- 1st Floor Bedroom with En Suite Shower/WC
- Separate Dining Room/Bedroom Four & Bathroom/WC
- 2nd Floor En Suite Bedroom with Walk in Dressing Room
- 2nd Floor Third Double Bedroom
- Walled Rear Garden, Two Brick Stores & Front Parking Space
- Gas Central Heating & Double Glazing
- Leasehold, Council Tax Band C & EPC Rating D

**£275,000**

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



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



## 7a Lake Road, Fairhaven

### GROUND FLOOR

#### COMMUNAL ENTRANCE VESTIBULE

Approached through a hardwood outer door with a glazed panel above. Decorative tiled floor. Corniced ceiling. Inner part glazed door with attractive stained glass windows to either side leads to the Communal Hall.

#### COMMUNAL HALLWAY

With matching white panelled fire doors leading off to both the ground and 1st floor apartment. Side electric meter cupboard. Corniced ceiling and decorative arch has been retained.

#### PRIVATE ENTRANCE

Staircase leading to the 1st floor with side handrail.

### 1ST FLOOR LANDING



Spacious split level Landing, continuing staircase to the 2nd floor accommodation with matching white spindled balustrade. Corniced ceiling. Single panel radiator. White panelled doors lead off to the Lounge and 2nd Bedroom. Arch leads to the rear landing with the Kitchen, Dining Room/Bedroom Four & Bathroom/WC leading off.

#### LOUNGE WITH DINING AREA

18'7 x 18'3

Superb full width principal reception room. UPVC double glazed walk in bay window overlooks the front elevation with side views towards Fairhaven Lake. Two side opening lights. Double and single panel radiators. Corniced ceiling and centre decorative rose. Television aerial point. Focal point of the room is a feature tiled fireplace with matching display hearth. Archway leads to the adjoining Dining Area. UPVC double glazed window to the front elevation with a lower opening light. Single panel radiator. Telephone point. Original panel door leading back to the Landing area.



#### BEDROOM SUITE TWO

14' x 11'7



Well fitted double bedroom. Double glazed window overlooks the rear aspect with a lower opening light. Fitted 'Night & Day' window blinds. Double panel radiator. Overhead light and centre rose. Excellent range of fitted bedroom furniture comprises: Two single wardrobes with matching bedside drawers and glazed display shelving. Fitted overhead storage units. Adjoining corner kneehole dressing table with drawers either side. Two additional double wardrobes. Centre double opening matching doors reveal the En Suite.

#### EN SUITE SHOWER/WC

6' x 4'7 max

(max L shaped measurements) Three piece suite comprises: Step in shower cubicle with a pivoting glazed doors and a Redring electric shower. Corner wash hand basin with centre mixer tap and cupboard below. Low level WC. Tiled walls and floor. Wall mounted strip light and shaving point.

## KITCHEN

12'9 x 10'1



Approached through an obscure glazed door from the rear landing. Double glazed window overlooks the rear elevation with a lower opening light and fitted roller blind. Adjoining UPVC double glazed outer door gives access to a rear external staircase/fire escape with a small Balcony area. Good range of fitted eye and low level cupboards and drawers. Incorporating glazed display units and corner shelving. Single drainer sink unit with a centre mixer tap. Set in laminate roll edged working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Neff four ring gas hob with an extractor hood above. Groves Newhome electric oven and grill. Integrated fridge/freezer with matching cupboard front. Plumbing for a washing machine. Space for an additional appliance if required. Concealed wall mounted Baxi combi gas central heating boiler. Ceramic tiled floor. Panelled ceiling with inset spot lights.

## DINING ROOM/BEDROOM FOUR

12'10 x 9'7



Good sized room currently furnished as a separate Dining Room

but could easily be used as a Sitting Room or 4th double bedroom if required. Double glazed window to the side elevation with a lower opening light. Fitted 'Night & Day' blinds. Single panel radiator. Wood effect laminate flooring.

## BATHROOM/WC

9'8 x 5'9



Obscure double glazed window to the side elevation with a lower opening light and fitted window blinds. Three piece white suite comprises: Panelled bath with a centre mixer tap. Pivoting glazed screen and a plumbed overbath shower. Vanity wash hand basin with a centre mixer tap and cupboard below. Mirror fronted bathroom cabinet above. Semi concealed low level WC with cupboards and a display surround. Fitted matching linen store cupboards with shelving and inset mirrored panels. Heated ladder towel rail. Ceramic tiled walls and floor. Panelled ceiling with inset spot lights.

## 2ND FLOOR LANDING

14'1 x 6'4

Spacious 2nd floor landing with matching spindled balustrade. Velux double glazed pivoting roof light. Access to the part boarded loft space with light and approached via a pull down ladder. White panelled doors lead off.

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## BEDROOM SUITE ONE

16'5 x 14'2



(some restricted head height) Spacious principal bedroom suite. Velux double glazed pivoting roof light with integral window blind. Additional UPVC double glazed window overlooks the front elevation with views along Lake Road. Lower opening light and fitted 'Night & Day' blinds. Overhead light and ceiling rose. Television aerial point. Double panel radiator. Double opening doors with inset mirrored panels reveal a walk in wardrobe 7'2 x 4'1 with automatic light, hanging rails and storage space above. Matching double opening doors lead to the En Suite.

## EN SUITE SHOWER/WC

8'9 into shower x 4'1



Three piece suite comprises: Deep shower enclosure with a pivoting glazed door and a plumbed shower. Semi concealed low level WC with a display top and an adjoining vanity wash hand basin with a centre mixer tap and cupboard below. Mirror fronted bathroom cabinet above. Heated ladder towel rail. Ceramic tiled walls and floor. Wall mounted extractor fan and inset spot lights.

## BEDROOM THREE

13'9 x 11'9 max



(some restricted head height). Third well proportioned double bedroom. Double glazed window overlooks the rear aspect with a top opening light and fitted window blinds. Double panel radiator. Decorative period fire surround has been retained.

## OUTSIDE



To the front of the property is a shared open plan garden which has been laid for ease of maintenance and provides a parking space for the ground floor flat and this 1st floor maisonette (left hand space as you look at the property). External gas meters. A timber gate and pathway leads down the side of the property, which each flat has right of way, and provides a useful bin store area.

To the immediate rear is a good sized walled garden which passes with this maisonette. Stone flagged again for ease of maintenance. External all water power points. There are three brick built garden stores, two for Flat 7a and one for the ground floor Flat 7. Note: Flat 7 has pedestrian right of way for access to

the brick store. A metal framed external staircase/fire escape with side handrail, leads directly to the private 1st floor rear entrance to the Kitchen with small 1st floor seating/balcony area with an external lights and glazed balustrade. Outside tap.

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

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

### **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. Council Tax Band C

### **MAINTENANCE**

Any external and communal maintenance required is split with the ground floor flat. An informal agreement has just been set up between the two flat owners who both now pay £30 per month into an account to build up a balance for any works required.

### **LOCATION**



A very spacious four bedroomed maisonette occupying the 1st & 2nd floor of this converted semi detached period house.

Benefitting from a superb location running between Clifton Drive and Inner Promenade. Fairhaven Lake with its many leisure and sporting attractions, including tennis courts and bowling green is yards away together with Grannys Bay and the very attractive promenade walk into Lytham. 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 flexible accommodation this property has to offer, together with its front parking space and rear walled garden which passes with this property.

### **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>

### **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).

### **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

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7a, Lake Road, Lytham St Annes, FY8 1BE



Total Area: 144.8 m<sup>2</sup> ... 1559 ft<sup>2</sup>

All measurements are approximate and for display purposes only



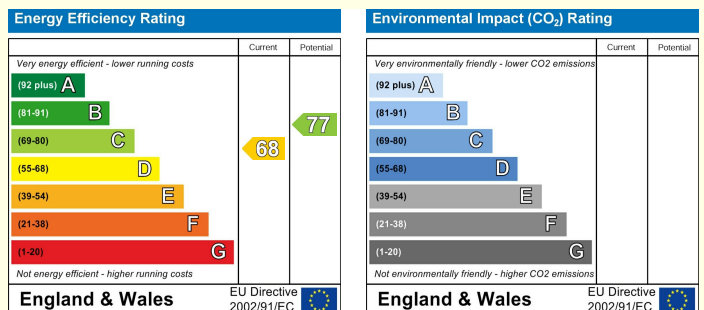
6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA



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