



ESTATE AGENTS • VALUER • AUCTIONEERS



17 Edwinstowe Road, Ansdell

- Semi Detached True Bungalow on a Spacious Corner Plot
- Lounge & Dining Room
- Modern Fitted Kitchen & Utility Porch
- Two Double Bedrooms & Conservatory
- Modern Bathroom/WC
- Garage & Driveway for Off Road Parking
- Gardens to the Front, Side & Rear
- Close to Local Shops
- No Onward Chain
- Freehold, Council Tax Band C & EPC Rating D

£250,000

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



www.johnardern.com



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ENTRANCE VESITBULE

1.12m x 1.02m (3'8 x 3'4)

Approached through a UPVC outer door with an inset obscure double glazed panel. Matching double glazed panels above and to either side of the front door providing good natural light. Side meter cupboard contains the electric fuse box and meter. Tiled floor with sunken mat well. Separate gas meter and water stop tap. Air conditioning controls. Inner obscure glazed door leading to:

ENTRANCE HALLWAY

4.45m x 1.52m (14'7 x 5')

Spacious central hallway. Contemporary wood effect flooring and wall mounted radiator. Access to boarded loft space via a pull down ladder, with light. The loft houses the Baxi combi gas central heating boiler which was installed in 2021. Modern panel doors leading off.



KITCHEN

3.61m x 2.57m (11'10 x 8'5)

UPVC double glazed window overlooks the rear garden with a side opening light. Additional UPVC double glazed window overlooking the side driveway. Range of modern eye and low level fixture cupboards and drawers. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with matching splash back. Built in appliances comprise: Zanussi four ring electric ceramic hob with a brushed chrome splash back. Bosch modern illuminated extractor above. Zanussi electric oven and grill. Integrated fridge/freezer and adjoining pull out larder cupboard. Integrated AEG dishwasher with a matching cupboard front. Wall mounted modern radiator. UPVC door with an inset obscure double glazed panel leads to the rear Porch entrance.

LOUNGE

4.80m x 3.76m (15'9 x 12'4)

Superbly presented principal reception room. Double glazed window overlooks the front garden with opening lights. Two additional UPVC obscure double glazed windows to the side elevation provide additional excellent natural light. Contemporary wall mounted column radiator. Television aerial point. Archway to the adjoining Dining Room.



REAR UTILITY PORCH

1.88m x 1.68m (6'2 x 5'6)

UPVC outer door with an inset obscure double glazed panel leads to the side driveway. Additional UPVC door leads directly to the rear garden. Plumbing and space for a washing machine. Tiled floor and overhead light.

BEDROOM ONE

3.78m x 3.48m (12'5 x 11'5)

Good sized principal double bedroom. Double glazed window with a top opening light overlooks the front garden. Contemporary panel radiator.

DINING ROOM

3.53m x 3.51m (11'7 x 11'6)

Second spacious central reception area. UPVC double glazed window to the side elevation with a side opening light. Contemporary wall mounted radiator. Door to the Kitchen.

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BEDROOM TWO

4.09m x 3.45m (13'5 x 11'4)

Second well proportioned double bedroom. Contemporary wall mounted column radiator. Sliding double glazed patio doors give access to the Conservatory.



CONSERVATORY

4.67m x 2.59m (15'4 x 8'6)

Sliding double glazed patio doors overlook and give access to the enclosed rear garden.



BATHROOM/WC

2.49m x 2.24m (8'2 x 7'4)

UPVC obscure double glazed window to the rear elevation with a top opening light. Modern four piece white suite comprises: Tiled bath with a centre mixer tap, hand held shower attachment and tiled recess display. Step in wide corner shower cubicle with curved sliding glazed doors and a plumbed over head shower. Additional hand held shower attachment. Illuminated recessed displays. Vanity wash hand basin with drawers below and a centre mixer tap. Part tiled walls. Chrome heated ladder towel rail. Inset ceiling spot lights and extractor fan.



OUTSIDE

To the front of the property is a walled lawned garden with well stocked side flower and shrub borders. With a central aluminium gate and pathway leading to the front entrance porch with an external wall mounted coach light. The lawned garden continues around the side of the Bungalow with a second aluminium gate leading to the side driveway and rear entrance porch.. The driveway is approached through double opening aluminium gates leading off Tuxford Court, providing good off road parking and leading directly to the Garage. Gate gives rear garden access.

To the immediate rear is an easily managed garden with a coloured stone flagged patio area and central lawn with side raised borders. Outside tap, lighting and external power point.



GARAGE

4.90m x 2.77m (16'1 x 9'1)

Brick constructed garage approached through an up & over door and having a side UPVC personal door and adjoining double glazed window giving natural light. Pitched tiled roof. Power and light supply connected.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler in the Loft, installed 2021, serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

AIR CONDITIONING

The bungalow has air conditioning installed with a number of ceiling vents, if the asking price is achieved the air conditioning unit located in the Garden will be included in the sale.

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CCTV

CCTV is installed with cameras externally located to the front and rear.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. 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>

LOCATION

This tastefully presented double fronted semi detached true bungalow occupies a spacious corner plot in a popular residential location being within walking distance to the centre of Ansdell with it's thriving shopping facilities on Woodlands Road together with Ansdell's train station, Library and Post Office. There are transport services running close by leading to both Lytham and St Annes centres with comprehensive facilities and amenities. There are also a number of local Golf Courses within easy reach. Viewing recommended.

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 July 2024



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		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		
		82				
		65				
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	



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