



ESTATE AGENTS • VALUER • AUCTIONEERS



54 Kenilworth Road, St. Annes

- Double Fronted Semi Detached True Bungalow
- Lounge with Bay Window
- Kitchen & Conservatory
- Three Bedrooms
- Bathroom/WC
- Front & Rear Walled Gardens
- Block Paved Driveway for Off Road Parking
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating D

£298,950

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



www.johnardern.com



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COVERED ENTRANCE

Front covered central entrance with tiled step and an overhead light.

HALLWAY

5.31m x 1.52m min (17'5 x 5' min)

Spacious central hallway approached through a UPVC outer door with inset obscure double glazed panels. UPVC obscure double glazed full length panels to either side provide good natural light. Engineered wood flooring. Single panel radiator with display shelf above. Side display gas and electric meter cupboard, also housing the new electric consumer unit. Two overhead lights. Access to the part boarded loft space via a pull down ladder. The loft has a light and houses a Main combi gas central heating boiler, which was installed in November 2021. White panelled doors lead off.



LOUNGE

4.75m into bay x 3.61m (15'7 into bay x 11'10)

UPVC double glazed leaded walk in bay window overlooks the front garden. Two top opening lights. Fitted window blinds. Single panel radiator. Television aerial point. Focal point of the room is a fireplace with a white decorative surround. Raised marble effect hearth and inset supporting a gas coal effect living flame fire. Wood effect laminate floor.



KITCHEN

3.84m x 2.26m (12'7 x 7'5)

Range of eye and low level cupboards and drawers. Franke stainless steel single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with ceramic splash back tiling and concealed downlighting. Matching small breakfast bar. Built in appliances comprise: Creda four ring gas hob. Illuminated extractor canopy above. Creda electric double oven and grill. Beko freestanding washing machine. Bosch freestanding slimline dishwasher. Logik counter top freestanding fridge with freezer compartment. Single panel radiator. Panelled ceiling with inset

spot lights. Engineered wood flooring. Hardwood single glazed window with a top opening light looks through into the Conservatory. Adjoining part glazed door leads to the Conservatory.



CONSERVATORY

3.78m x 2.82m (12'5 x 9'3)

UPVC double glazed and brick based conservatory. Pitched glazed ceiling. Double glazed windows overlook the rear garden with two opening lights. Wood laminate flooring. Double opening UPVC double glazed French doors give direct rear garden access.



BEDROOM ONE

4.70m x 2.87m (15'5 x 9'5)

Good sized principal double bedroom. UPVC double glazed window overlooks the rear garden with top opening lights. Fitted window blinds. Two fitted double wardrobes. Single panel radiator.

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BEDROOM TWO

4.19m into bay x 3.61m (13'9 into bay x 11'10)

Second double bedroom with a UPVC double glazed walk in bay window overlooking the front garden. Two top opening lights. Single panel radiator. Dado rails have been retained. Television aerial point. This room could easily be used as a second separate reception room if preferred.



BEDROOM THREE

3.68m x 2.92m (12'1 x 9'7)

Third double bedroom. UPVC double glazed window overlooks the rear walled garden. Top opening light and fitted window blinds. Single panel radiator. Built in double wardrobe.



BATHROOM/WC

2.36m x 2.18m (7'9 x 7'2)

Two UPVC obscure double glazed windows to the side elevation. Top opening lights and window blinds. Three piece white suite comprises: Panelled bath with a glazed pivoting screen and plumbed overbath shower. Vanity wash hand basin with a cupboard below and centre mixer tap. Low level WC completes the suite. Ceramic tiled walls. Inset ceiling spot lights and extractor fan. Single panel radiator. Additional Myson panel radiator with towel rail.



OUTSIDE

To the front of the bungalow is a walled garden with a block paved driveway providing good off road parking. Side lawn with flower and shrub borders. A central covered entrance is approached via a tiled step and has an overhead light. Timber gate to the side provides direct access to the rear garden.

To the immediate rear is a delightful enclosed walled garden. Well landscaped with a stone flagged patio area with side trellis work and mature Clematis. Rear lawn with inset matching stone flagged pathway. Curved well stocked flower and shrub borders. Timber framed garden store with glazed windows. The lawn continues around the side of the Conservatory with matching pathway. Side bin store area. Garden tap.



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CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Main combi boiler (fitted November 2021) located in the Loft serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the majority of 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 approx £18. Council Tax Band C

NOTE

The bungalow has a new electric consumer unit.

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 delightful double fronted three bedroomed semi detached true bungalow is situated in a popular residential location of St Annes. Being within yards to Our Lady Star of the Sea primary school and a short distance from transport services and local shopping facilities on St Albans Road and within approx 1/2 mile from the centre of St Annes square with its comprehensive principal shops and town centre amenities. Other local points of interest include Royal Lytham & St Annes Golf Course and only 10 minutes to the beach and foreshore. 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

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

54, Kenilworth Road, Lytham St Annes, FY8 1LB



Total Area: 95.0 m² ... 1023 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			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			
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