



ESTATE AGENTS • VALUER • AUCTIONEERS



185 St. Leonards Road East, St. Annes

- Spacious Semi Detached Family House
- Hallway & Cloaks/WC
- Lounge with Bay Window
- Dining Room & Open Plan Breakfast Kitchen
- Three 1st Floor Bedrooms & Bathroom/WC
- Loft Conversion/Bedroom Four with En Suite Bathroom/WC
- Superb Rear Family Garden
- Gas Central Heating & Part Double Glazing
- Off Road Parking & Garage for Storage
- Leasehold, Council Tax Band C & EPC Rating E

Offers Over £300,000

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



www.johnardern.com



185 St. Leonards Road East, St. Annes

GROUND FLOOR

Front entrance with two external wall lights.

ENTRANCE PORCH

Approached through double opening hardwood doors with inset obscure glazed panels. Matching full length panels to the side. Pitched panelled ceiling, Tiled floor. Inner hardwood door with inset stained glass leaded panels leads to:

HALLWAY

4.80m x 1.88m (15'9" x 6'2")

Feature double glazed leaded and stained glass window to the side elevation. Fitted cupboard houses a wall mounted combi gas central heating boiler and gas meter. Staircase leads to the first floor with a white spindled balustrade. Corniced ceiling and dado rails. Two wall lights. Panel radiator. Additional stained glass leaded window to the side. Doors leading off to the Lounge and Dining Kitchen. Understair door leading to the WC.



CLOAKS/WC

1.09m x 0.69m (3'7" x 2'3")

Obscure glazed window to the side elevation. Two piece compact white suite comprises: Low level WC. Wash hand basin with a centre mixer tap. Single panel radiator. Tiled walls and floor.

LOUNGE

4.29m into bay x 3.81m (14'1" into bay x 12'6")

Principal well proportioned reception room. Double glazed bay window overlooks the front garden with two upper opening leaded lights. Corniced ceiling and picture rails have been retained. Stripped and polished wood floor. Two wall lights. Focal point of the room is a tiled fireplace with raised tiled display hearth and a gas coal effect living flame fire.



DINING ROOM

4.67m into bay x 3.61m (15'4" into bay x 11'10")

Second good sized reception room. Double glazed bay window overlooks the rear garden with upper leaded lights and a top opening light. Two single panel radiators. Corniced ceiling with a display plate rack. Again the focal point is an attractive period style tiled fireplace with raised tiled hearth and a gas coal effect living flame fire. Feature coloured circular window on the inner wall. Being open plan to the adjoining Breakfast Kitchen.



BREAKFAST KITCHEN

6.86m x 2.13m max (22'6" x 7'12" max)

UPVC double glazed window overlooks the rear garden with two top opening lights. Side personal outer door with an inset double glazed panel gives access to the side and rear of the house. Range of eye and low level cupboards and drawers. Incorporating a corner display shelving unit. Lamona single drainer sink unit with a centre mixer tap set in working surfaces with matching splash back. Built in appliances comprise: Lamona four ring gas hob. Illuminated extractor canopy above. Lamona electric oven and grill below. Integrated fridge/freezer. Plumbing for a washing machine and dishwasher. Part tiled floor to the Kitchen area. Wood panelled ceiling with inset spot lights. Additional single glazed window to the side elevation with a side and top opening light.



FIRST FLOOR LANDING

Approached from the previously described staircase with a matching spindled balustrade and continuing turned staircase to the 2nd floor accommodation. Obscure glazed window to the side elevation with upper leaded lights, provides good natural light to the Stairs and Landing areas. Panelled doors leading off.



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BEDROOM ONE

4.29m into bay x 3.66m (14'1 into bay x 12')

Principal double bedroom. Double glazed bay window overlooks the front aspect with upper leaded lights and two opening lights. Picture rails. Double panel radiator.



BEDROOM TWO

4.04m x 3.68m (13'3 x 12'1)

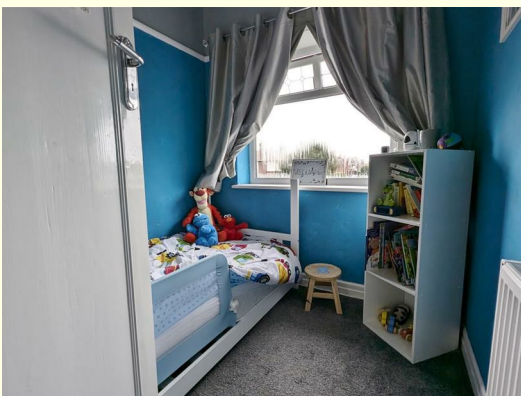
Second double bedroom. Large double glazed window enjoys an outlook over the large rear garden with a centre opening light. Double panel radiator. Picture rails.



BEDROOM THREE

2.01m x 2.01m (6'7 x 6'7)

Double glazed window to the front elevation with an upper leaded opening light. Picture rails. Single panel radiator.



BATHROOM/WC

3.10m x 2.01m (10'2 x 6'7)

Obscure double glazed window to the rear elevation with a side opening light. Three piece white suite comprises: Wood panelled bath with a plumbed over bath shower. Twyford's pedestal wash hand basin. Low level WC completes the suite. Ceramic tiled walls and floor. Single panel radiator. Pine panelled ceiling with ceiling spot lights. Built in linen store cupboard. Single panel radiator.



SECOND FLOOR LANDING

Matching white spindled balustrade. Obscure double glazed dormer window to the side elevation with a side opening light. White panelled door leads to:

LOFT CONVERSION/BEDROOM FOUR

5.36m x 3.73m max (17'7 x 12'3 max)

(some restricted head height) Good sized double bedroom ideal for a Teenager. Velux double glazed pivoting roof light to the front elevation. Double glazed dormer window overlooks the rear aspect with a side opening light. Double panel radiator. Double panel radiator. Built in cupboard. Door leads to the En Suite.



EN SUITE BATHROOM/WC

3.10m x 1.85m max (10'2 x 6'1 max)

(max L shaped measurements with some restricted head height) Obscure double glazed opening dormer window to the side elevation. Three piece white suite comprises: Wood panelled bath with a mirrored effect tiled splash back. Wash hand basin. Low level WC. Tiled floor. Single panel radiator. Two overhead spot lights and ceiling extractor fan.



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OUTSIDE

To the front of the property is a walled garden with a stone flagged driveway providing off road parking. The adjacent garden area is also stone flagged for ease of maintenance with side and inset flower and shrub borders. External electric meter cupboard. Double opening timber gates give direct access to the rear garden with a wide stone flagged pathway leading down the side of the house and providing a useful bin store area. With side trellis work and mature climbing plants. The pathway leads to the Garage. External lighting and two garden taps.

To the immediate rear is a very good sized enclosed family garden which has been laid to lawn with well stocked flower and shrub borders. Side stone flagged patio area with external lighting and additional trellis work. To the rear of the garden a timber arch leads to a further private sun terrace with mature conifers.



GARAGE (Storage Only)

Garage with double opening front timber doors and a side UPVC personal door with inset obscure double glazed panels. Power, light and water connected.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described certain windows have been DOUBLE GLAZED with a mixture of UPVC and hardwood frames.

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 £5.50. 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 deceptively spacious four bedroom semi detached family house with feature large rear garden enjoys a sought after residential location on St Leonards Road East, within easy reach of MAYFIELD & HEYHOUSES PRIMARY SCHOOLS and being well placed close to St Annes Square with its comprehensive shopping facilities and town centre amenities. Local transport services are readily available with routes into Lytham, St Annes and Blackpool together with local shops on Headroomgate Road. King Georges Field park is within very close walking distance. Viewing recommended.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

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

185, St Leonards Road East, Lytham St Annes, FY8 2HW



Total Area: 134.0 m² ... 1442 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			
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			
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