



ESTATE AGENTS • VALUER • AUCTIONEERS



## 30 Folkestone Road, St. Annes

- Detached Bungalow on a Spacious Corner Plot
- Large Lounge with Dining Area
- Kitchen
- Two Double Ground Floor Bedrooms & Conservatory Leading off
- Ground Floor Shower Room & Separate WC
- 1st Floor Loft Room/Guest Room with En Suite Bathroom/WC
- Large Gardens to the Front, Side & Rear
- Off Road Parking & Garage
- In Need of Modernisation, No Onward Chain
- Leasehold, Council Tax Band D, EPC Rating D

**£305,000**

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



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



## 30 Folkestone Road, St. Annes

### GROUND FLOOR

#### ENTRANCE PORCH

4'4 x 3'6

Approached through a UPVC outer door with inset double glazed leaded panels. Side full length double glazed leaded panels. Decorative ceramic tiled floor. Inner obscure glazed panel door leading to the Hallway.

#### HALLWAY

13'5 x 9'4 max



(approx L shaped measurements) Spacious central hallway. Matching obscure glazed panels to either side of the inner door and above provides light to the Hall and Stairs. Single panel radiator with display shelf above. Laminate wood effect flooring. Turned open tread staircase leads to the open 1st floor Loft/Guest Room, with a white spindled balustrade. Side cupboard houses the gas and electric meters. Built in cloaks/store cupboard with Louvre doors. Wall mounted central heating programmer control. White panelled doors leading off.

#### LOUNGE WITH DINING AREA

26'5 x 12'1 max



Superb spacious principal reception room. Double glazed leaded bay window overlooks the front garden with two side opening lights. Double panel radiator. Corniced ceiling. Television aerial point. Two further double glazed leaded windows to the side south facing elevation to either side of the chimney breast. Gas coal effect living flame fire with a raised tiled hearth (Note: the gas fire has not been used for a number of years and will require a maintenance/safety check). To the Dining Area is an additional double glazed window overlooking the side gardens with a side opening light. Corniced ceiling and a single panel radiator. Second door leading directly to the Hallway.





## KITCHEN

11'9 x 9'9



Double glazed window overlooks the rear garden with a side opening light. UPVC outer door with an inset double glazed panel leads to the rear. Eye and low level cupboards and drawers. Incorporating a glazed display unit. One and a half bowl single drainer sink unit with a centre mixer tap. Set in working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Beko four ring electric hob. Beko electric oven and grill below. Stainless steel illuminated extractor hood above. Space for a fridge/freezer. Plumbing for washing machine and space for a tumble dryer. Fitted unit houses a wall mounted Worcester combi gas central heating boiler, installed in 2023. Single panel radiator.

## BEDROOM ONE

12' x 11'10



Principal double bedroom. Sliding double glazed patio doors

overlook and give direct access to the Conservatory. Corniced ceiling. Television aerial point. Telephone point. Single panel radiator.

## CONSERVATORY

11'5 x 4'10



UPVC double glazed windows overlook the rear garden with a large side opening light. Additional high level double glazed window to the side. UPVC double glazed French door gives direct garden access. Pitched glazed roof. Power connected and wall light.

## BEDROOM TWO

11' x 9'8



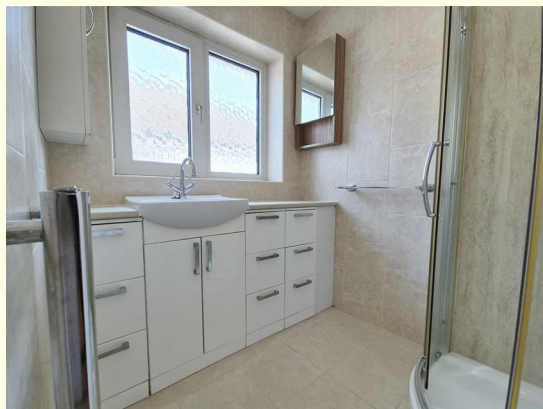
Second double bedroom. UPVC double glazed window overlooks the front garden with a side opening light. Double panel radiator. Television aerial point.

## 30 Folkestone Road, St. Annes



### **SHOWER ROOM**

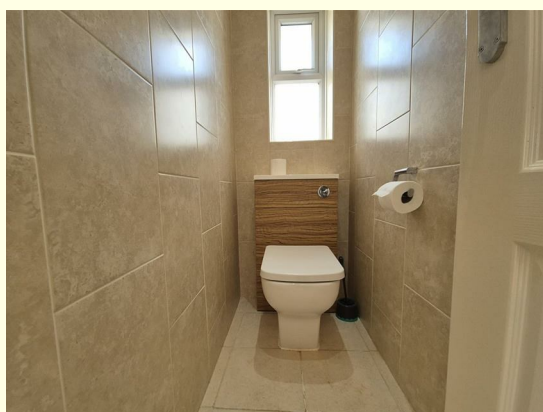
6'2 x 5'5



UPVC obscure double glazed window to the side elevation with a side opening light. Two piece white suite comprises: Corner shower cubicle with curved sliding glazed doors, a plumbed overhead shower with an additional hand held shower attachment. Vanity wash hand basin set in a laminate display surround, with cupboard and drawers below. Two wall mounted mirror fronted bathroom cabinets. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Panelled ceiling with inset spot lights.

### **SEPARATE WC**

6'2 x 2'5



UPVC obscure double glazed opening window to the side aspect. Low level WC. Ceramic tiled walls and floor. Panelled ceiling with an inset spot light.

### **FIRST FLOOR ROOM**

17'7 x 11'5



(some restricted head height) Very useful 'loft' room lending itself to a variety of uses to suit the purchaser. (Note - All prospective purchasers should rely upon their own enquiries and investigations with their Solicitor as to the permitted and practicable use of this area). Approached from the previously described staircase with matching white spindled balustrade. Large Velux double glazed pivoting roof light. Access to the roof eaves. Two overhead lights. Painted roof beams. Door leading to a Bathroom/WC.

### **EN SUITE BATHROOM/WC**

10'5 x 7'7



Large Velux double glazed pivoting roof light. Three piece coloured suite comprises: Panelled bath with a centre mixer tap. Pedestal wash hand basin. Wall mirror with strip light above. Low level WC. Access to roof eaves. Double panel radiator. Overhead light and painted roof beams.

## OUTSIDE



The bungalow stands in spacious walled gardens to the front, side and rear. The front is approached through a pedestrian gate with a block paved pathway leading to the principal side entrance vestibule and a UPVC gate giving direct access to the rear garden. Matching block paved pathways lead around the front and side of the property with lawned gardens and well stocked flower and shrub borders. Garden tap. The wide block paved driveway is approached from Walmer Road and provides off road parking for a number of cars and leads directly to the Garage. A timber and metal decorative gate gives additional access to the rear garden.

To the immediate rear is an enclosed rear garden enjoying a sunny south easterly facing aspect, again laid to lawn with a blocked paved patio area adjoining. Garden tap and useful bin store area.



## GARAGE

**17'2 x 8'8**

Brick garage with a pitched and tiled roof. With an electric roller door (we understand this requires attention). Side timber personal door. Power and light connected. Double glazed window to the side provides some natural borrowed light. To the rear of the garage is a garden store 5'3 x 2'7.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler in the Kitchen, installed in 2023, 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 of £16. Council Tax Band D

## NOTE

The carpets, curtains, blinds and light fittings are included in the sale.

## 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 spacious two bedroomed detached bungalow with a very useful loft/guest room with en suite, occupies a spacious plot on the corner of Folkstone Road and Walmer Road. 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 Arden & Company'.



## 30 Folkestone Road, St. Annes

### INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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 Arden & 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 Arden & 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 August 2024

30, Folkestone Road, Lytham St Annes, FY8 3EH



Total Area: 111.2 m<sup>2</sup> ... 1197 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	82	England & Wales	EU Directive 2002/91/EC	60



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