



ESTATE AGENTS • VALUER • AUCTIONEERS



15 Leamington Road, St. Annes

- Superbly Presented Semi Detached House
- Entrance Hall & Cloaks/WC
- Two Reception Rooms
- Dining-Kitchen
- Four Double Bedrooms
- Shower Room & Separate WC
- Stunning Landscaped Gardens & Garage
- Electric Heating & Double Glazing
- Leasehold, Council Tax Band E & EPC Rating E
- Viewing Recommended

£359,950

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



www.johnardern.com



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GROUND FLOOR

PORCH ENTRANCE

2.90m x 1.96m (9'6" x 6'5")

Very spacious front porch/sun lounge approached through double glazed outer door with matching side windows and upper leaded lights. Inner obscure glazed door opens to:

ENTRANCE HALL

4.06m x 3.15m (13'4" x 10'4")

Spacious well appointed central hallway with original turned staircase leads off with spindled hardwood balustrade. Feature Delph rack. Wood laminate floor. Under stair store cupboard.



CLOAKS/WC

1.73m x 1.35m (5'8" x 4'5")

With part tiled walls. Two piece white suite comprises: corner fixture wash hand basin with cupboard beneath. Low level WC. Wood laminate floor. Internal original obscure window with leaded lights.

LOUNGE

4.17m into bay 4.17m (13'8" into bay 13'8")

Delightful well appointed front reception room with stone dressed bay window with inset uPVC double glazed units and upper leaded lights enjoys views of the front garden. The focal point of the room is a marble inset fireplace with Onyx carved surround and over mantle. Canopied gas fire standing on a marble hearth. Internal oriel obscure single glazed window received further light from the front porch. Corniced ceiling. Fitted wall lights.



SECOND RECEPTION ROOM

3.56m x 2.59m (11'8" x 8'6")

Second nicely appointed reception room with sliding double glazed patio doors (two months old) overlook the rear garden. Canopied gas fire standing on a raised marble plinth with fitted over mantle above. Side book shelves.

DINING-KITCHEN

6.10m (max measurement) x 5.28m (20' (max measurement) x 17'4")

Very spacious FAMILY dining kitchen with double glazed window enjoying views of the enclosed landscaped rear garden. Canopied gas fire standing on a raised marble hearth with fitted over mantle above. The cooking kitchen has an excellent range of wall and floor mounted cupboards and drawers. Turned laminate working surfaces. Inset one & a half bowl single drainer stainless steel sink unit with

chrome mixer tap. Built in appliances comprise: Belling electric automatic oven. Hotpoint four ring gas hob. Illuminated extractor canopy above. Built in larder fridge. Peninsula 'L' shaped display unit in rustic brick and polished wood top. Two further double glazed windows overlook the side elevation. Part ceramic tiled walls. Glass fronted wall mounted display cabinet. Plumbing facilities for automatic washing machine. uPVC double glazed door gives garden access.



FIRST FLOOR

Approached from the previously described turned staircase leading to the upper central landing.



LANDING

3.73m x 2.57m (12'3" x 8'5")

With matching spindled balustrade. Glass roof light giving further light to the stairs and landing. Corniced ceiling.



BEDROOM ONE

3.73m x 2.84m plus wardrobes (12'3" x 9'4" plus wardrobes)

Nicely presented principle double bedroom with double glazed window overlooking the front elevation with leaded lights above. The bedroom has an excellent range of fitted wardrobes to one wall with matching knee-hole dressing table. Crede night storage heater. Over bed lights and corniced ceiling.

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BEDROOM TWO

3.56m x 3.30m (11'8 x 10'10)

Well proportioned second double bedroom with double glazed window overlooking the rear garden. Creda night storage heater. Corniced ceiling. Open side bookshelves and cupboard beneath.



BEDROOM THREE

3.23m x 3.23m (10'7 x 10'7)

(max measurements) Deceptive third double bedroom with double glazed window overlooking the rear garden. Side fixture cupboard. Access to the loft via a folding ladder. The loft is board.

BEDROOM FOUR

3.78m x 2.34m (12'5 x 7'8)

Very pleasant double bedroom with double glazed window with upper leaded lights and views looking over the front garden. Creda night storage heater. Corniced ceiling.



BATHROOM

3.58m x 1.30m (11'9 x 4'3)

With ceramic wall and floor tiles. Two piece suite comprises: step in shower compartment with a Triton electric shower and side glazed screen. Pedestal wash hand basin. Chrome electric towel rail. White timbered ceiling with downlights. Leaded obscure double glazed outer window.



SEPARATE WC

1.37m x 0.79m (4'6 x 2'7)

With part tiled walls and having a white low level suite. Obscure double glazed outer window. Timber panelled ceiling with light fitting.

CENTRAL HEATING

The property has electric night storage heaters where described backed up with gas and electric fires.

DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units and the sliding patio doors were installed two months ago.

OUTSIDE

To the front of the property the garden has been laid for ease of maintenance with a block paved driveway approached through wrought iron gates leading down the side of the house with external garden tap, approaching the brick garage. The front garden has established shrubs and hedging and low level walling supporting various plants and two mature trees.

To the immediate rear there is a landscaped garden with raised paved sun terrace and crazy paved steps leading down to the central lawn and lower patio. Extremely well stocked shrub and flower borders and to the immediate rear there is a timber arbor which enjoys a very sunny position.



GARAGE

4.93m x 3.43m (16'2 x 11'3)

Brick constructed garage with folding double outer doors. Double glazed obscure window. Power and light supplies connected.

LOCATION

This spacious four bedroomed semi detached property was originally constructed in 1927 and has been occupied by the same family for the past 50 years. The property is in a very nice residential position within minutes from Royal Lytham & St Annes Golf Course, two local primary schools and approx 1/2 to St Annes Square together with the beach and foreshore. An internal inspection is strongly recommended to appreciate the individually styled accommodation and private rear garden.

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 E.

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INTERNET CONNECTION/MOBILE PHONE SIGNAL

Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

VIEWING THE PROPERTY

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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, rightmove.com, onthemarket.com, Email Address: 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.

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15, Leamington Road, Lytham St Annes, FY8 1UA



Total Area: 135.0 m² ... 1453 ft²

All measurements are approximate and for display purposes only



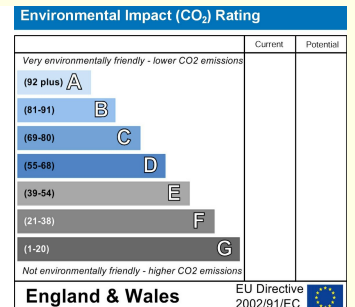
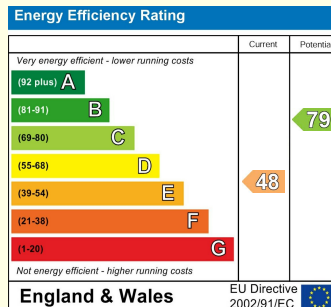
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