



ESTATE AGENTS • VALUER • AUCTIONEERS



14 Ansdell Road North, Lytham St Annes

- Semi Detached Period Family House
- Highly Sought After Residential Location
- Lounge, Second Sitting Room & Dining Room
- Large Extended Dining Kitchen
- Cloaks/WC
- Four 1st Floor Bedrooms, En Suite Shower/WC & Bathroom/WC
- Further 2nd Floor Bedroom Suite & Shower Room/WC
- Walled Gardens to the Front & Rear
- Large Driveway for Off Road Parking
- Leasehold, Council Tax Band E & EPC Rating C

£675,000

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



www.johnardern.com



14 Ansdell Road North, Lytham St Annes

GROUND FLOOR

VESTIBULE ENTRANCE

5'2 x 4'10



Approached through original outer door with upper numbered glass fan light. Original tiled floor. Corniced ceiling. Double opening inner doors with decorative edged glazed panels above.

ENTRANCE HALL

21'9 x 6'1 max



Nicely appointed central hallway with turned staircase leading off with original spindled balustrade. Panel radiator set behind a decorative screen. Corniced ceiling and downlights. Under stair store/meter cupboard.

CLOAKS/WC

8'5 x 5'9



With slate floor and two piece white Roca suite comprising: pedestal wash hand basin with chrome mixer tap and splash back tiling. Low level WC. Period style radiator. Ceiling halogen downlights. Obscure double glazed outer window with top opening light and slate sill.

LOUNGE

17'4 into bay x 14'



Stone dressed bay window overlooks the front garden. Replacement double glazed uPVC sash windows. Exposed polished wood floor. The focal point of the room is an inset open fire place with detailed white surround and over mantle and raised marble hearth. Double panel radiator. Corniced ceiling with centre rose and original picture rails.

SECOND RECEPTION ROOM

13'8 x 12'8



Very useful second lounge with double glazed replacement uPVC sash window overlooking the walled rear garden. The focal point of the room is a period cast iron fire surround with open grate standing on a raised tiled hearth. Exposed polished wood floor. Double panel radiator. Corniced ceiling. Fitted wall lights.

DINING ROOM

13'9 x 12'5



Which leads from the main hall through to the kitchen and has a solid wood strip floor. Panel radiator set behind a decorative screen. Double opening double glazed doors overlook and give access to the garden. Original chimney breast has been retained with open decorative fireplace.

EXTENDED DINING-KITCHEN

33'8 x 13'



(max 'L' shape measurements) Spacious FAMILY dining kitchen with strip laminate, split level floor. Excellent range of modern wall and floor mounted cupboards and drawers. Turned laminate working surfaces with inset porcelain one & a half bowl white sink with chrome mixer tap. 'Rangemaster Professional 90' cooking range with chrome illuminated extractor canopy above. Bosch integrated dishwasher. Three double glazed windows overlook the side and rear gardens. Panel radiator set behind a decorative screen. Ceiling halogen

downlights. The kitchen leads through to the family dining area with a fixed breakfast bar with matching tiles above. Further range of kitchen wall and floor mounted cupboards together with a deep porcelain white sink and chrome mixer tap. Plumbing facilities adjoin for automatic washing machine and tumble dryer. Integrated 3 compartment freezer. Further double glazed window overlooks the garden. Double panel radiator. Pitched ceiling with two Velux pivoting double glazed roof lights and ceiling downlights. Adjoining double doors giving access to the garden.

FIRST FLOOR



Approached from the previously described staircase leading to an upper split level landing with matching spindled balustrade which also continues to the second floor.

BEDROOM SUITE ONE

19'9 x 14'8



Very spacious and well appointed principle double bedroom with three double glazed sash windows overlooking the front elevation. Double panel radiator. Arched open dressing area and adjoining EN SUITE SHOWER ROOM/WC.

EN SUITE SHOWER ROOM/WC

8'9 x 4'4



With a double glazed sash window with semi obscure glass. Three piece suite comprises: step in shower

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compartment with a plumbed shower and sliding outer door. Roca white pedestal wash hand basin with chrome mixer tap and splash back tiling. Mirror above. The suite is completed by a matching low level WC. Ceramic tiled floor. Chrome heated ladder towel rail. Ceiling downlights.

BEDROOM TWO 13'3 x 9'2



Good sized double bedroom with double glazed sash window overlooks the rear garden. Double panel radiator. Wood laminate floor.

BEDROOM THREE 11'4 x 9'9



Third double bedroom with laminate floor. Double glazed window with lower opening light overlooks the side elevation. Double panel radiator. Range of fixture cupboards. Period fire surround has been retained with open grate.

BEDROOM FOUR 13' x 8'9



Further double bedroom with two double glazed windows with lower opening lights overlooks the rear and side elevations. Laminate floor. Period cast iron fire surround with open grate. Double panel radiator.

BATHROOM/WC 10' x 5'9



With ceramic floor and part wall tiles. Three piece suite comprises: curved panelled bath with Jacuzzi style fittings and centre chrome mixer tap. Plumbed shower with curved matching shower screen. Vanity wash hand basin with splash back tiling and mirror above. The suite is completed by a low level WC. Obscure double glazed outer window with lower opening light. Chrome heated ladder towel rail. Ceiling halogen downlights.

SECOND FLOOR



Approached from the previously described continuing turned staircase with matching spindled balustrade leading to the upper landing with glazed roof light. Access to loft.

SECOND BEDROOM SUITE 19'9 x 19'6



With wood laminate floor and part pitched ceiling. uPVC double glazed sash window overlooks the front elevation. Two double panel radiators. Ceiling downlights.

EN SUITE SHOWER/WC

7'3 x 4'2



With ceramic floor tiles and having a modern three piece white suite comprising: step in shower compartment with a plumbed shower and pivoting outer door. Pedestal wash hand basin with chrome mixer tap and mirror over. The suite is completed by a low level WC. Chrome heated ladder towel rail. Part pitched ceiling with double glazed Velux roof light. Internal door leads to a useful attic store room with carpeted floor and having a Vaillant combi boiler and original glazed roof light giving natural light.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Vaillant combi boiler (8yrs old) with a 10 year warranty serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units where described with the front having period style sash windows.

OUTSIDE



To the front of the property there is a large 40ft long garden which is mainly block paved with mature shrub and flower borders and small side easily managed lawn. The garden and driveway offers excellent of road car parking for three cars. External all weather double power point.

To the immediate rear there is a superb FAMILY walled garden approx 75ft x 28ft laid principally to lawn with block paved pathways and patio and having external lighting and garden tap. Side security gate leads to the front garden. N.B. The garden receives excellent sun light till late evening.

GARAGE

16'5 x 8'

Concrete constructed garage with up & over and side personal door. Power and light supplies. The garage is approached from the wide rear service road and adjoins a security door giving rear access. Directly behind the garage there is a small area ideal for the dustbins.

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 £2.27 per half year, payable in two installments. Council Tax Band E.

LOCATION

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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INTERNET CONNECTION/MOBILE PHONE SIGNAL

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

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

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

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 Sept 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		
England & Wales	EU Directive 2002/91/EC	69	80	England & Wales	EU Directive 2002/91/EC	



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