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103 Heyhouses Lane, St. Annes

- Deceptively Spacious Extended Detached Bungalow
- Hallway & Cloaks/WC
- Lounge with Bay Window
- Inner Hall with Study Area
- Extended Dining Kitchen & Rear Sun Lounge
- Two Bedrooms & Bathroom/WC
- Spacious 1st Floor Loft Room/Guest Room with WC
- Stunning Rear Gardens and Front 'In & Out' Driveway for Off Road Parking
- Utility & Garden/Bike Store
- Freehold, Council Tax Band D & EPC Rating E

£469,950

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



www.johnardern.com



103 Heyhouses Lane, St. Annes

ENTRANCE PORCH

4'9 x 3'8



Approached through a UPVC outer door with inset obscure double glazed panels. UPVC double glazed window to the side elevation with a top opening light. Single panel radiator. Overhead light. Double opening bevel edged glazed doors lead to the Hallway.

HALLWAY

23'2 x 4'4 min



Spacious central hallway. Single panel radiator. Display plate rack. Wall mounted central heating programmer control. Built in cloaks/store cupboard. Double doors reveal a very useful and deep store cupboard with pine shelving and a single panel radiator, providing excellent linen storage space. White panelled doors lead off to the Cloaks/WC, Bedrooms and Bathroom/WC. Bevel edged glazed doors to the Lounge and Dining Kitchen.

CLOAKS/WC

4'8 max x 4'6



UPVC obscure double glazed window to the side elevation with a top opening light. Two piece white suite comprises: Vanity wash hand basin with a centre mixer tap and cupboard below. Roca low level WC completes the suite. Mirror fronted bathroom cabinet. Part tiled walls. Single panel radiator. Two overhead ceiling spot lights.

LOUNGE

14' into bay x 14'



Tastefully presented reception room. UPVC double glazed bay window overlooks the front garden with two top opening lights. Fitted vertical blinds. Picture rails. Double panel radiator. Television aerial point. Focal point of the room is a modern fireplace with display surround, matching raised hearth and inset supporting a gas coal effect living flame fire.

INNER HALL/STUDY AREA

7' x 6'8



Approached through a bevel edged glazed panel door from the Hallway. Double panel radiator. Turned staircase leads to the first floor with a white spindled balustrade. Telephone point. UPVC double glazed window to the rear elevation with a top opening light. White panelled door reveals a boiler/cloaks store cupboard with a wall mounted Worcester combi gas central heating boiler and overhead light. Outer door with inset obscure double glazed panels gives direct rear garden access. Being open plan to the adjoining Dining Kitchen.

DINING KITCHEN

17'9 x 14'8 max



Superb extended family Dining Kitchen. UPVC double glazed windows overlook both the side and rear elevations with top opening lights. Good range eye and low level fixture two tone cupboards and drawers by Michael Bond of Lytham St Annes. Incorporating wide pan drawers and cutlery drawer. Pull out larder cupboard and illuminated glazed display shelving. Matching Island unit with cupboards below. Single drainer sink unit set in Corian working surfaces with handmade splash back Italian tiling and concealed downlighting. Built in appliances comprise: Neff four ring electric ceramic hob. Illuminated extractor above and a fitted spice cupboard. Neff electric oven and grill. Bosch microwave oven. Integrated fridge/freezer and a Blomberg dishwasher both with matching cupboard fronts. Double panel radiator. Door leads to the Sun Lounge.



SUN LOUNGE

15'4 x 10'10



Delightful second reception room. Double glazed windows enjoy an outlook over the landscaped rear garden. Two top opening lights and fitted window blinds. UPVC double opening double glazed French doors overlook and give direct rear garden access. Double panel radiator. Feature ceiling designed to match the Dining Kitchen with inset ceiling spot lights. Television aerial point.

BEDROOM ONE

14' into bay x 12'8



UPVC double glazed bay window overlooks the front garden with two top opening lights. Fitted vertical blinds. Picture rails. Double panel radiator. Original cast iron fire surround has been retained. Modern fitted 'Sharps'

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bedroom suite comprising: two double wardrobes to either side of the chimney breast with storage above. Additional fitted double wardrobe with adjoining matching bedside drawer units.

BEDROOM TWO 12'7 x 6'9 plus reveal



Second bedroom with two UPVC double glazed windows overlooking the rear garden. Top opening lights. Double panel radiator.

BATHROOM/WC 7'5 x 6'4



UPVC obscure double glazed window to the side elevation with a top opening light. Fitted vertical blinds. Three piece white suite comprises: Panelled bath with spa fittings and an offset mixer tap. Mira Sport electric shower over. Vanity wash hand basin with a centre mixer tap and cupboard below. Large fitted wall mirror above. Glass display shelf. Roca low level WC. Chrome heated ladder towel rail. Double panel radiator.

FIRST FLOOR LOFT ROOM/GUEST ROOM 16'5 x 11'3



(some restricted head height) Approached from the previously described staircase from the Dining Kitchen. With panelled door leading to a very useful Loft Room which is used as a Guest Room with En Suite WC facilities. Velux double glazed pivoting roof light to the rear elevation. Integral window blind. Single panel radiator. Telephone point. Three access points to the roof eaves. Exposed ceiling beams. Being open to the adjoining WC.

WC 12'7 x 4'1



(some restricted head height) Velux double glazed pivoting roof light to the rear elevation. Exposed ceiling beams. Two piece white suite comprises: Rak Ceramics semi concealed low level WC. Vanity wash hand basin with a centre mixer tap and cupboard below. Fitted wall mirror. Single panel radiator. Two doors give access to a very useful L shaped loft storage area to the roof eaves with an overhead light, ideal for suitcase and Christmas decorations etc.

OUTSIDE

The front of the bungalow is easily approached via an 'In & Out' double driveway providing excellent off road parking for a number of cars. With a central semi circular flower bed/rockery, well stocked with mature shrubs and flowering plants. The driveways are part stone chipped and part laid with Indian Stone. External lighting and all weather power points. Useful side bin

store area with external lighting leading to the Bike/Garden store. Central trellis work and mature climbing plant. Stone flagged pathway to the attractive covered open porch entrance with wall light. UPVC gate gives additional access with stone flagged and stone chipped wide pathway to the rear. Garden tap.

To the immediate rear is a stunning landscaped garden which has to be viewed to be appreciate. With an extensive coloured stone flagged sun terrace, part covered with a UPVC canopy and external lighting. Also providing a useful covered walk way to the Utility. Rear lawn with matching stone flagged pathways. Surrounded by mature well stocked borders with a number of flowering and climbing plants and conifers. Timber pagoda with an additional attractive sitting area and lighting. Timber framed playhouse and timber framed summer house both with canopied entrances and glazed windows. Power and light connected. Matching timber garden shed again with power and light.



UTILITY ROOM

8'8 x 7'7

Useful separate Utility which was part of the original Garage. Approached through a hardwood stable outer door with an inset glazed panel. UPVC obscure double glazed window provides some natural light. Eye and low level cupboards. Stainless steel single sink unit with hot and cold water. Plumbing for a washing machine. Space for a tumble dryer and additional fridge/freezer if required. Overhead strip light. Opening to:

GARDEN/BIKE STORE

9'7 x 6'10

Useful garden store with power and light connected. UPVC personal door gives direct access to the front driveway.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band D

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 superbly appointed and deceptively spacious extended detached bungalow was built in 1934 and is located in a popular area of Lytham St Annes. Within easy reach of St Annes town centre with its comprehensive shopping facilities and amenities. There are a number of local schools in the area and other local points of interest include Fairhaven and Royal Lytham Golf courses also being within easy reach. The popular Booths supermarket is also within walking distance. Internal and external viewing is strongly recommended to appreciate the accommodation this property has to offer together with its stunning rear landscaped gardens.

VIEWING THE PROPERTY

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INTERNET & EMAIL ADDRESS

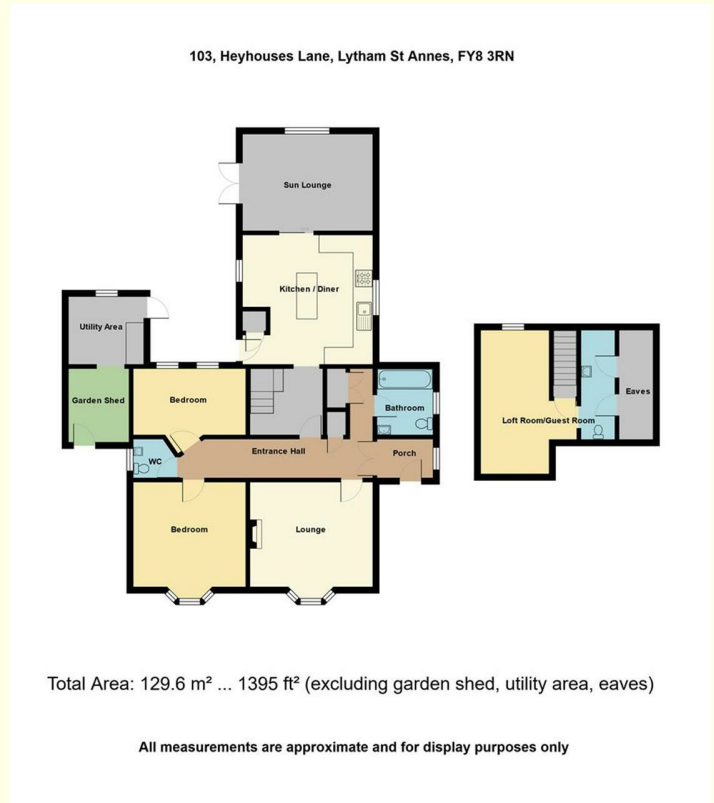
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Ardern & 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.

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



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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		
			73			
			53			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	



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