



ESTATE AGENTS • VALUER • AUCTIONEERS



8 Hudson Drive, Kirkham

- Modern Detached House
- Hallway & Spacious Lounge
- Fitted Dining Kitchen & Cloaks/WC
- Cloaks/WC
- Three Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Good Sized Rear Garden & Off Road Parking
- Gas Central Heating & Double Glazing
- Viewing Recommended
- Freehold, Council Tax Band C & EPC Rating B

£279,950

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



www.johnardern.com



8 Hudson Drive, Kirkham

GROUND FLOOR

HALLWAY

2.01m x 1.75m (6'7 x 5'9)

Approached through a composite outer door with inset double glazed panels. Double glazed windows to either side provides excellent natural light. Single panel radiator. Kardean waterproof wood effect flooring throughout. Staircase leads off to the first floor with a side handrail. Wall mounted central heating programmer control. White panelled doors lead off.

LOUNGE

4.80m x 2.97m (15'9 x 9'9)

Spacious principal reception room. UPVC double glazed window overlooks the front elevation with two side opening lights and fitted window blinds. Double glazed double opening French doors overlook and give direct access to the rear garden. Integral fitted window blinds. Double and single panel radiators. Matching Kardean flooring. Television aerial point. Telephone/internet point. The freestanding fireplace with electric fire is available by separate negotiation.



DINING KITCHEN

5.00m x 4.78m min (16'5 x 15'8 min)

Well proportioned open plan Dining Kitchen. Double glazed windows overlook both the front and rear gardens, both with two side opening lights and window blinds. Good range of eye and low level fitted cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap. Set in working surfaces with matching splash back and concealed downlighting. Built in appliances comprise: Zanussi four ring electric ceramic hob with a glazed splash back. Stainless steel illuminated extractor canopy above. John Lewis electric oven and grill below. Zanussi integrated fridge/freezer. Integrated dishwasher and washing machine, both with matching cupboard fronts. Wall mounted concealed Ideal Logic combi gas central heating boiler. Useful understair store cupboard. Matching Kardean flooring. Single panel radiator. Provisions for a wall mounted TV. Rear porch area leading off with an additional single panel radiator. Outer door with inset double glazed panels gives rear garden access. A door reveals a very useful cupboard with power, vent and space for a tumble dryer with pine shelving for storage space above. Matching door leading to the Cloaks/WC.



CLOAKS/WC

1.42m x 0.97m (4'8 x 3'2)

UPVC obscure double glazed opening window to the rear aspect. Two piece white suite comprises: Pedestal wash hand basin with a centre mixer tap and splash back tiling. Gerberit low level WC. Single panel radiator. Overhead light. Kardean flooring.

FIRST FLOOR LANDING

Approached from the previously described staircase with a white spindled balustrade. Single panel radiator. Access to loft space. White panelled doors lead off.

BEDROOM ONE

4.37m x 2.64m + reveal (14'4 x 8'8 + reveal)

UPVC double glazed window enjoys an outlook to the front elevation with two side opening lights and fitted window blinds. Single panel radiator. Wall mounted central heating programmer control. Overhead light. Matching door leads to the En Suite.



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EN SUITE SHOWER/WC

2.03m x 1.14m (6'8 x 3'9)

Obscure double glazed opening window to the side elevation with window blinds. Tiled display sill. Three piece white suite comprises: Full width shower cubicle with glazed sliding doors and a Mira Azora shower. Gerberit pedestal wash hand basin with a centre mixer tap and splash back tiling. Gerberit low level WC completes the suite. Mirror fronted bathroom cabinet and a wall mounted shaving point. Single panel radiator. Karndean wood effect flooring. Overhead light and ceiling extractor fan.



BEDROOM TWO

3.58m max x 3.40m (11'9 max x 11'2)

Second double bedroom. Double glazed window overlooks the front of the property with two side opening lights and window blinds. Single panel radiator. Built in cupboard with pine shelving.



BEDROOM THREE/STUDY

2.03m x 1.96m (6'8 x 6'5)

Small single bedroom currently used as a Study. Double glazed window overlooks the rear of the property. Two side opening lights and window blinds. Single panel radiator. Overhead light.

BATHROOM/WC

2.03m x 1.68m (6'8 x 5'6)

Obscure double glazed opening window to the rear elevation with window blinds. Three piece white suite comprises: Panelled bath with a centre mixer tap and splash back tiling. Pedestal wash hand basin with a centre mixer tap and splash back tiling. Gerberit low level WC. Mirror fronted bathroom cabinet. Double panel radiator. Karndean wood effect flooring. Overhead light and ceiling extractor fan.

OUTSIDE

To the front of the property is a lawned garden with wrought iron railings and front shrub hedging. A central stone flagged pathway leading to the front covered entrance with an external wall light. An asphalt driveway leads down the side of the house and provides off road parking. External gas and electric meters. Opposite the property is a block paved area which passes with this house and provides two additional parking spaces. Timber gate gives direct access to the rear garden.

To the immediate rear is a good sized enclosed family garden with a stone flagged patio area and pathways. Timber fencing and lawned garden beyond with borders well stocked with flowering plants, shrubs and maturing trees. External lighting and garden tap.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Ideal Logic combi boiler in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC units.

TENURE FREEHOLD/COUNCIL TAX

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

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £191.75 per annum is currently levied.

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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 well planned three bedroomed detached family house was one of the first properties constructed in 2016 by Barratt Homes and used originally as their Sales Office on the popular Spinnings development. The Spinnings is conveniently placed for both Wrea Green village and Kirkham town centre with its shopping facilities, amenities, primary and secondary schools, including Kirkham Grammar. The M55 motorway access is also within minutes driving distance. Internal viewing essential.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

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.

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 October 2024

8, Hudson Drive, Kirkham, PR4 2ER



Total Area: 86.3 m² ... 929 ft²

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		95	Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	83		(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		England & Wales	EU Directive 2002/91/EC	



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