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30 Old Tarnbrick Way, Kirkham

- Modern Detached Family House
- Spacious Hallway & Cloaks/WC
- Lounge
- Superb Open Plan Full Width Living/Dining Kitchen
- Four Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Gardens to the Front & Rear
- Off Road Parking & Converted Garage/Store Room/Gym
- No Onward Chain
- Freehold, Council Tax Band E & EPC Rating B

£365,000

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



www.johnardern.com



30 Old Tarnbrick Way, Kirkham

GROUND FLOOR

HALLWAY

14'8 x 6'7



Spacious feature Hallway approached through an outer door with an inset obscure double glazed leaded panel. Adjoining UPVC double glazed opening window to the front elevation. High level double glazed pivoting roof light provides excellent natural light to the Hall, Stairs and Landing area. Karndean wood effect flooring. Panel radiator on the inner wall. Turned staircase leads off to the first floor with a white spindled balustrade. Useful understair store cupboard with wall light and shelving. Wall mounted room thermostat. Panel doors lead off to all ground floor rooms.

CLOAKS/WC

5'2 x 2'7

Modern two piece white suite comprises: Low level WC. Corner pedestal wash hand basin with a centre mixer tap. Matching Karndean flooring. Single panel radiator. Part tiled walls. Overhead light and ceiling extractor fan.

STORE ROOM/GYM

13' x 8'5

Originally designed as an integral Garage. Now re designed, plastered and decorated and used as a store room/gym. Corniced ceiling and overhead light. Wall mounted Worcester gas central heating boiler. Internal door leads to a separate front part of the original Garage, providing additional storage space 9'1 x 3'8. The up and over door remains but can't be used.

LOUNGE

15'6 x 11'9



Tastefully presented principal reception room. Three double glazed opening windows overlook the front garden. Contemporary radiator below in Anthracite grey. Corniced ceiling. Television aerial point and socket for a wall mounted TV.

OPEN PLAN LIVING/DINING KITCHEN

Superb full width entertaining family Kitchen with a central Dining area and square arch leading to a Sitting Area.

DINING KITCHEN

20'8 x 12'9



To the Dining Kitchen area is a UPVC double glazed window overlooking the rear garden. Two side opening lights. Central double opening double glazed French doors overlook and give direct rear garden access. Full length double glazed panels to either side. Range of eye and low level fixture cupboards and

drawers. Blanco one and a half bowl stainless steel sink unit with a centre mixer tap and moulded granite drainer. Set in Granite work surfaces with matching splash back. Concealed down lighting and additional low level plinth lighting. Built in appliances comprise: AEG five ring gas hob with a stainless steel illuminated extractor above and splash back tiling. AEG electric oven and grill and a microwave oven above. AEG integrated dishwasher with a matching cupboard front. Plumbing for a washing machine. Space for a fridge/freezer. The American style fridge/freezer is available by separate negotiation. Corniced ceiling with inset ceiling spot lights and extractor fan. Matching Karndean flooring. Square arch leading to the Sitting Area.

LIVING AREA

9'10 x 9'9



Originally part of the Lounge, this room has been redesigned and opened to the adjoining Dining Kitchen. Double glazed window overlooking the rear garden with two side opening lights. Corniced ceiling. Matching Karndean flooring. Television aerial point. Wall mounted contemporary column radiator.

FIRST FLOOR LANDING

16'5 x 4'2



Galleried landing area approached from the previously described staircase with a matching white spindled balustrade. Corniced ceiling. Access to loft space. Single panel radiator. Two overhead lights. Deep built in airing cupboard houses a hot water cylinder and has pine shelving for linen storage space.

BEDROOM SUITE ONE

12'6 x 11'5



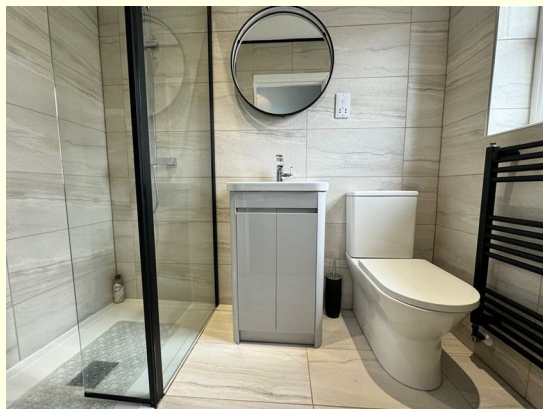
Tastefully decorated principal double bedroom. Double glazed window overlooks the front aspect with two side opening lights. Corniced ceiling. Single panel radiator. Telephone point. Television aerial point. Door leading to the En Suite.

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EN SUITE SHOWER ROOM/WC

7'1 x 3'8



Obscure double glazed opening window to the side elevation. Modern three piece white suite comprises: Wide shower cubicle with a part folding and fixed glazed screen. Plumbed overhead shower and hand held shower attachment. Vanity wash hand basin with a centre mixer tap and cupboard below. Wall mounted shaving point. Imex low level WC completes the suite. Heated black ladder towel rail. Ceramic tiled walls and floor. Two inset ceiling spot lights and extractor fan.

BEDROOM TWO

12'3 x 9'6



Second double bedroom. Double glazed window overlooks the rear elevation with two side opening lights. Single panel radiator. Corniced ceiling. Telephone point.

BEDROOM THREE

10'5 x 9'6



Third good sized bedroom. Double glazed window to the rear elevation. Two side opening lights. Corniced ceiling. Single panel radiator. Television aerial point.

BEDROOM FOUR

12'9 x 7'9



Fourth well proportioned bedroom with a double glazed dormer window to the front elevation. Two side opening lights. Single panel radiator. Two built in double wardrobes.

BATHROOM/WC

9'6 x 7'5



Modern family bathroom comprising a three piece white suite. Obscure double glazed opening window to the rear aspect. Deep fill bath with a centre mixer tap and pull out hand held shower attachment. Wide wall hung wash hand basin with a centre mixer tap and drawer below. Illuminated wall mirror above. Low level WC. Heated ladder towel rail. Tiled walls and floor. Three inset ceiling spot lights and extractor fan.

OUTSIDE



To the front of the property is an open plan lawned garden with side shrub borders and an adjoining block paved driveway providing good off road parking. Leading to the front entrance with an external wall light. Timber gate and stone flagged pathway leads down the side of the property and provides a useful bin store area.

To the immediate rear is a good sized enclosed family garden

with a large stone flagged sun terrace and matching pathways with external wall light, all weather power point and garden tap. Rear lawned area supported by well stocked maturing flower and shrub borders.



CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler in the former Garage serving panel radiators and domestic hot water.

DOUBLE GLAZING

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

TENURE FREEHOLD/COUNCIL TAX

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

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £185 per annum is currently levied (Vendor to confirm)

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 and well planned four bedroomed semi detached family house, was constructed in 2018 by Story Homes and is situated on the popular Brookwood Park

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development. Brookwood Park 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



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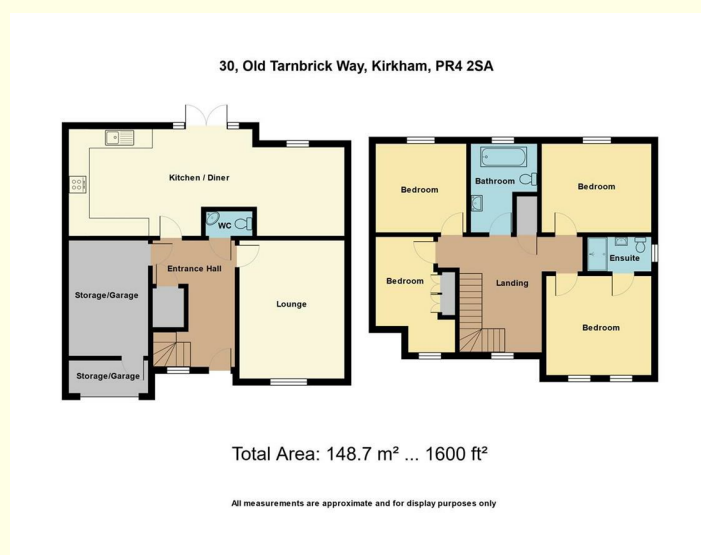
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John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included 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



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		93	(92 plus) A		
(81-91) B	84		(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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