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92 Leach Lane, St. Annes

- Spacious Detached Dormer Bungalow
- Lounge with Bay Window
- Open Plan Living/Dining Kitchen
- Utility Room
- Ground Floor Bedroom & Modern Bathroom/WC
- Three 1st Floor Bedrooms & Separate WC
- Walled Gardens to the Front & Rear
- Garage & Off Road Parking
- Gas Central Heating & Double Glazing
- Leasehold, Council Tax Band D & EPC Rating D

£349,950

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



www.johnardern.com



92 Leach Lane, St. Annes

GROUND FLOOR

Front open covered entrance with external wall light.

ENTRANCE VESTIBULE

5'9 x 3'9

Approached through an outer door with a ceramic tiled floor and fitted mat well. Overhead ceiling spot light. Side gas and electric meter cupboard. Display shelving above, side cloaks hanging space and shoe racks. Inner part glazed door leading to:

HALLWAY

13'6 x 11'3 max



(max L shaped measurements) Spacious central hallway. Polished stripped floor. Double and single panel radiators. Inset ceiling spot lights. Turned staircase leads to the first floor with a glazed balustrade. Bi-folding hardwood and glazed panel doors look through into and give access to the family open plan Living/Dining Kitchen. Useful under stair store cupboard. Further white panelled doors leading off.

LOUNGE

15'8 into bay x 10'10



Nicely presented and decorated principal reception room. UPVC double glazed walk in bay window overlooks the front garden. Two top opening lights. Double panel radiator below. Additional double glazed window to the side aspect provides further excellent natural light. Television aerial point. Corniced ceiling. Two wall lights.

OPEN PLAN LIVING/DINING KITCHEN

26'6 max x 16'8



(max L shaped measurements) Superb full width family Dining Kitchen. To the kitchen area is a double glazed window overlooking the rear garden. Side opening light. Good range of eye and low level cupboards and drawers. Incorporating a corner display shelving unit. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in heat resistant roll edged work surfaces. Splash back tiling and concealed down lighting. Built in appliances comprise: Electrolux four ring gas hob. Hotpoint electric oven and grill. Space for a fridge/freezer. Plumbing for a dishwasher. Inset ceiling spot lights. Door leads

off to the Utility Room.

Central Dining Area with a double glazed window overlooking the rear garden. Matching flooring with electric under floor heating continuing to the Living Area. Wall mounted thermostat control. Contemporary coloured wall mounted column radiator. Double opening UPVC double glazed French doors overlook and give direct access to the rear garden. Wall socket and aerial point for a wall mounted TV. Five double 13 amp power points, two with double USB sockets.



UTILITY ROOM

7'6 x 6'5

Useful separate Utility Room. Eye and low level cupboards and drawers. Stainless steel single drainer sink unit in laminate working surfaces with splash back tiling, Plumbing for a washing machine. Space for a tumble dryer. Internal door leads to the Garage. UPVC part obscure double glazed outer door gives direct garden access. Ceramic tiled floor.

BEDROOM ONE

12'8 into bay x 11'10



UPVC double glazed bay window overlooks the front garden with two top opening lights. Double panel radiator. Corniced ceiling. Wood effect laminate flooring. Two fitted double wardrobes with storage space above. Television aerial point.

BATHROOM/WC

8' x 5'4



UPVC obscure double glazed window to the side elevation with a side opening light. Additional obscure double glazed window to the side. Three piece white suite comprises: L shaped panelled bath with a centre mixer tap. Glazed screen and a plumbed overbath shower with additional hand held shower attachment, Vanity wash hand basin with a drawer below and centre mixer tap. Low level WC completes the suite. Chrome heated ladder towel rail. Inset ceiling spot lights.

92 Leach Lane, St. Annes



FIRST FLOOR LANDING



Approached from the previously described staircase. Wall mounted room thermostat. Inset ceiling spot light. Built in linen store cupboard. Doors leading off to all 1st floor rooms.

BEDROOM TWO

15'3 x 13'



(some restricted head height) Second good sized double bedroom. UPVC double glazed window overlooks the rear elevation with a side opening light. Additional double glazed pivoting roof light. Television aerial point. Double panel radiator.

BEDROOM THREE

11'2 x 11'2 max



(some restricted head height) Double glazed window enjoys an outlook to the front elevation with open views across the fields towards the airport in the distance. Side opening light. Additional double glazed window to the side elevation, with side opening light. Double panel radiator. Television aerial point. Built in cabin bed frame with storage below. Built in wardrobe and storage to the roof eaves.

BEDROOM FOUR

11'1 x 8'3 max



(some restricted head height) Double glazed window overlooks the rear elevation with a side opening light. Second double glazed window to the side with a top opening light. Single panel radiator. Television aerial point. Access to roof eaves.

SEPARATE WC

7'3 x 2'7



UPVC obscure double glazed window to the side elevation with a top opening light. Two piece white suite comprises: Low level WC. Pedestal wash hand basin. Overhead light.

OUTSIDE



To the front of the bungalow is a very attractive walled garden with an asphalted driveway providing off road parking and leading directly to the attached Garage. Corner walled lawned area with well stocked side flower and shrub borders. Matching pathway leads down the side of the property giving direct rear garden access through a metal gate.

To the immediate rear is a good sized walled garden, again laid mainly to lawn with a corner timber decked patio area. Garden tap and all weather power point. Raised timber planters and side shrub borders.



GARAGE

18'3 x 7'1

Approached through an up and over door. Power and light connected. Wall mounted Worcester combi gas central heating boiler. Internal personal door leads directly to the Utility Room.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

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 £12. 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 deceptively spacious four bedroomed detached dormer bungalow enjoys a popular location on Leach Lane, within easy

92 Leach Lane, St. Annes

reach of transport services on Leach Lane and local shops on Headroomgate Road. Blackpool Road North playing fields are also within close walking distance. The property is also well placed close to St Annes Square with its comprehensive shopping facilities and town centre amenities. An internal inspection is recommended.

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

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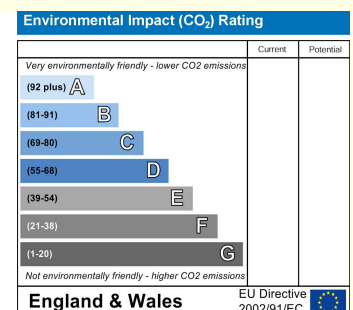
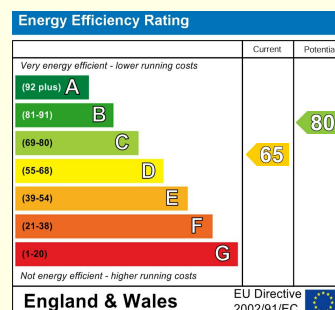
6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA



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