



ESTATE AGENTS • VALUER • AUCTIONEERS



## 519 Clifton Drive North, St. Annes

- Spacious Detached Family House
- Excellent Location, Yards from the Beach
- Central Hallway & Cloaks/WC
- Lounge/Dining Room, Dining Kitchen & Garden Room
- Ground Floor Annexe with Lounge & En Suite Bedroom
- Four 1st Floor Bedrooms, Two En Suites & Bathroom/WC
- Balcony with Views of the Front Garden & Sand Dunes Beyond
- Gardens to the Front & Rear
- Garage, Laundry Room and Excellent Off Road Parking
- Freehold, Council Tax Band G & EPC Rating D

**£695,000**

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



[www.johnardern.com](http://www.johnardern.com)



## 519 Clifton Drive North, St. Annes

### GROUND FLOOR

#### CONSERVATORY PORCH ENTRANCE

**7.01m x 3.58m (23' x 11'9)**

(max 'L' shape measurements) Spacious front conservatory entrance with double opening doors and full length double glazed windows which overlook the enclosed front garden with the sandhills and the beach beyond. Tiled floor. Centre light/fan. Double opening glazed doors open to:



#### ENTRANCE HALL

**6.40m max x 3.51m (21' max x 11'6)**

Very impressive central hallway with wood laminate floor. Turned staircase leads off with original spindled balustrade. Double panel radiator. Corniced ceiling. Side cloaks/store cupboard.



#### CLOAKS/WC

**2.01m x 1.22m (6'7 x 4')**

With ceramic floor and wall tiles. Two piece white suite comprises: vanity wash hand basin with chrome mixer. Low level WC. Panel radiator. Inner door gives access to the

under stair electric meters and circuit breaker fuse box. (external gas meter).

#### LOUNGE/DINING ROOM

**10.67m x 5.33m (35' x 17'6)**

Superb open plan lounge with dining area approached from double opening bevel edged glazed doors from the main hall and having a recessed chimney breast with stone fireplace together with inglenook style double glazed leaded windows. Front bay window with matching leaded lights and overlooks the gardens and beach beyond. Double glazed patio doors overlook and give access onto the enclosed walled rear garden. The room has two double panel radiators and ornate corniced ceiling and fitted downlights.







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### FAMILY DINING-KITCHEN

7.47m x 4.47m (24'6" x 14'8")

Very impressive family living-kitchen with an excellent range of wall and floor mounted cupboards and drawers. Granite working surfaces incorporating a peninsula unit. Inset one & a half bowl stainless steel sink unit with molded granite draining board and chrome mixer taps. Built in appliances comprise: Electrolux automatic fan assisted double oven. Zanussi second oven and built in microwave beneath. Hotpoint ceramic hob with illuminated curved glazed and stainless steel extractor above. Hoover integrated dishwasher. Hotpoint built in larger fridge and freezer. Slide out pantry cupboard. Ceramic floor and part wall tiles. Double glazed window with two side opening lights enjoys delightful views looking onto the enclosed private rear garden. The kitchen has period ceiling downlights and modern halogen lighting. The family living and dining area has a wood laminate floor. Electric log effect fire set in a modern surround and over mantle. Double panel radiator and separate contemporary wall mounted radiator. Double doors leads from the family kitchen to:



### GARDEN ROOM

4.88m x 3.81m (16' x 12'6")

With matching wood laminate floor. Double glazed windows and central French door overlook and give access to the rear gardens. Double panel radiator. Ceiling downlights. Side display niche with lighting above and inset mirror. The ground floor continues through the garden room to:





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### REAR ANNEXE

This would be ideal as a 'Granny Flat'/Teenagers Suite or ideal for alternative therapy rooms or could be converted into an indoor swimming pool area/games room. This comprises:

### LARGE LIVING AREA

**7.32m x 7.01m (24' x 23')**

With central double glazed patio doors overlooking the rear garden. Fitted cocktail bar with curved hardwood bar and inset single drainer sink unit. Glass fronted display cabinet. The room has three double panel radiators and a recently fitted wall mounted Worcester central heating boiler. Door leads to the garaging.



### DOUBLE BEDROOM

**6.86m x 2.67m (22'6 x 8'9 )**

Which would lend itself ideally as an En Suite bedroom or could be used as an office/study or therapy room. Double panel radiator. Double panel radiator. Double glazed window enjoys views of the rear garden.



### EN SUITE SHOWER ROOM/WC

**2.44m x 1.68m (8' x 5'6)**

With ceramic floor and wall tiles. Three piece suite comprises: step in tiled shower compartment with a plumbed shower. Pedestal wash hand basin with chrome mixer tap and mirror over. The suite is completed by a low level WC. Double panel radiator. Ceiling downlights.



### FIRST FLOOR

Approached from the previously described turned staircase leading to the upper landing.

### LANDING

**3.73m plus stairwell x 3.43m (12'3 plus stairwell x 11'3)**

Delightful central landing with panel radiator and having sliding double glazed patio doors giving access onto the SUN BALCONY.



### SUN BALCONY

**4.70m x 2.49m (15'5 x 8'2 )**

With wrought iron balustrade enjoying a south westerly aspect with delightful views of the front garden and the sandhills beyond.





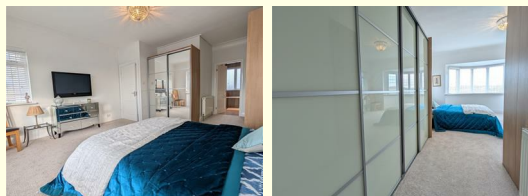
## 519 Clifton Drive North, St. Annes



### BEDROOM SUITE ONE

**5.87m into bay x 4.50m (19'3 into bay x 14'9 )**

('L' shaped measurements) Delightful double bedroom with a leaded double glazed bay window overlooking the front garden with the sand dunes beyond. Two side double glazed windows. Double panel radiator. Range of fitted wardrobes on two walls.



### EN SUITE BATHROOM/WC

**2.97m x 1.88m (9'9 x 6'2)**

With ceramic floor and wall tiles. White modern suite comprises: tiled panelled bath with centre chrome mixer tap. Step in shower compartment with sliding double outer

doors and having a rain drop overhead shower and separate hand shower. Pedestal wash hand basin with chrome mixer tap and mirror above. The suite is completed by a low level WC. Chrome heated ladder towel rail. Ceiling downlights and extractor fan. Obscure double glazed outer window.



### BEDROOM SUITE TWO

**6.53m x 3.56m (21'5 x 11'8)**

Very spacious double bedroom with two leaded double glazed windows overlooking the rear garden and side elevation. Ceiling downlights with access to the loft. Two double panel radiators. Walk through DRESSING AREA (6'5 x 3'7) plus wardrobes leading to:



### EN SUITE SHOWER ROOM/WC

**2.64m x 1.75m (8'8 x 5'9)**

With ceramic floor and wall tiles. Three piece white suite comprises: corner step in shower with curved glazed outer doors. Fitted over head rain drop shower and separate hand shower with six body jets. Vanity wash hand basin with circular bowl and chrome mixer tap together with cupboards beneath. Low level WC. Fitted bathroom cabinets and



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overhead downlights and mirror. Double panel radiator. Obscure double glazed outer window. Ceiling downlights and extractor fan.



### BEDROOM THREE

**4.47m x 3.78m (14'8 x 12'5)**

Third well proportioned and appointed double bedroom. Double glazed leaded window overlooks the rear garden. Double panel radiator. Range of fitted wardrobes.



### BEDROOM FOUR

**4.62m x 2.51m (15'2 x 8'3)**

Deceptive fourth double bedroom with double glazed window overlooking the rear elevation. Double panel radiator. Ceiling downlights.



### BATHROOM/WC

**3.66m x 1.14m (12' x 3'9)**

With ceramic floor and wall tiles. Three piece suite comprises: corner panelled bath with chrome mixer tap and overhead shower and hand shower. Pedestal wash hand basin with off set chrome mixer tap and mirror over. The suite is completed by a low level WC. Wall mounted contemporary central heating radiator. Double glazed leaded window overlooks the elevation.



### CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler (2 1/2 years old) serving panel radiators and domestic hot water.

### DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED, the majority with uPVC frames.

### OUTSIDE

To the front of the property there is an enclosed walled garden laid to lawn with block paved driveway offering





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excellent car parking for 5/6 cars and leads to the attached garage.

To the immediate rear there is a walled enclosed garden (57ft x 38ft) laid for ease of maintenance with paved areas and central well stocked shrub borders and centre patio. Due to it's length the garden enjoys maximum summer sun light. To the side of the house there are security gates and external light.

Garden Store (11'3 plus cupboards x 5'7) with power and light supplies.



### GARAGING

Originally a tandem double garage (37ft3) which has been converted into two rooms and comprises:

### LAUNDRY ROOM

**5.00m x 3.12m (16'5 x 10'3)**

With tiled floor and range of wall and floor mounted cupboards and drawers. Inset single drainer stainless steel sink unit. Plumbing facilities for automatic washing machine. Insulated hot water cylinder. Internal door leads to the front garage.



### FRONT GARAGE

**6.22m x 3.12m (20'5 x 10'3)**

With electric up & over door. Power and light supplies. Tiled floor.

N.B The present accommodation could easily be converted back to a tandem double garage.

### TENURE FREEHOLD/COUNCIL TAX

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



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### LOCATION

This very well appointed detached property enjoys a superb location directly facing the beach and foreshore, but sheltered by the high sand dunes. The property has been superbly appointed throughout and an internal inspection is strongly advised to appreciate the well planned family accommodation together with the large ground floor annex that would be ideal as 'Granny Flat', teenagers suite or therapy rooms/offices. This area of Clifton Drive is very convenient for Old Links' Golf course, a short driving distance to Blackpool airport and the main roads which link directly to the motorway. There are transport services directly along Clifton Drive linking St Annes and Blackpool. Viewing recommended.



### 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

### VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

### 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 January 2025





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	72
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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