



ESTATE AGENTS • VALUER • AUCTIONEERS



## 42 Redfern Way, St Annes

- Modern 'Clayton Corner' Detached Family House
- Situated on the Coastal Dunes Development
- Lounge
- Open Plan Dining Kitchen
- Utility Room & Cloaks/WC
- Three Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Gardens to the Front, Side & Rear, Garage & Driveway
- No Onward Chain
- Freehold, Council Tax Band D & EPC Rating B

**£229,950**

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



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



## 42 Redfern Way, St Annes

### GROUND FLOOR

#### ENTRANCE HALLWAY

Central hallway approached through an outer door with inset obscure double glazed panels. Single panel radiator. Staircase leads off to the first floor with a white spindled balustrade. Wall mounted central heating programmer control. White panelled doors lead off.

#### LOUNGE

**5.61m x 3.10m (18'5 x 10'2)**

Well proportioned reception room. UPVC double glazed window overlooks the front of the property with two side opening lights. Two single panel radiators. Television aerial point. Internet point. UPVC double glazed double opening French doors overlook and give direct access to the south facing garden.



#### OPEN PLAN DINING KITCHEN

**5.61m x 2.82m (18'5 x 9'3)**

Superb modern family open plan Kitchen.



#### DINING AREA

To the Dining area is are UPVC double glazed windows to both the front and side elevations. Opening lights and window blinds. Two single panel radiators. Wood effect flooring. Overhead light. Useful built in store/cloaks cupboard.



#### KITCHEN

To the Kitchen area is a double glazed window to the side elevation with a side opening light and matching window blinds. Range of eye and low level fixture cupboards and drawers. Leisure stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in working surfaces with matching splash back. Built in appliances comprise: Four ring gas hob set in a brushed chrome surround with matching splash back. Illuminated extractor canopy above. Candy electric oven and grill below. Integrated Zanussi dishwasher with a matching cupboard front. Space for a fridge/freezer. Matching wood effect flooring. Overhead light. Door leading to the Utility.



#### UTILITY ROOM

**1.91m x 1.57m (6'3 x 5'2)**

Useful separate Utility. Outer door with an inset obscure double glazed panel gives access to the side and rear of the property. Matching working surface. Wall mounted Logic combi gas central heating boiler (installed 2020). Plumbing for a washing machine and space for a tumble dryer. Single panel radiator. Matching flooring. Overhead light and extractor fan. Door to the Cloaks/WC.

#### CLOAKS/WC

**1.45m x 0.89m (4'9 x 2'11)**

Two piece white suite comprising: Low level WC. Wash hand basin with a splash back tiling. Single panel radiator. Part tiled walls. Matching wood effect flooring. Overhead light and ceiling mounted extractor fan.



# 42 Redfern Way, St Annes



## FIRST FLOOR LANDING

Central landing approached from the previously described staircase with matching spindled balustrade. UPVC double glazed opening window to the rear elevation provides excellent natural light to the stairs and landing areas. Single panel radiator. Loft access. Built in linen/store cupboard. White panelled doors lead off.

## BEDROOM SUITE ONE

**5.61m x 3.18m max (18'5 x 10'5 max)**

(max L shaped measurements) Spacious principal bedroom suite. Double glazed window overlooks the side aspect with a side opening light. Single panel radiator. Aerial point and power point for a wall mounted TV. Walk through dressing area with a double glazed opening window to the front elevation with fitted window blinds. Single panel radiator. Panelled door leading to the En Suite.



## EN SUITE SHOWER/WC

**2.21m x 1.19m (7'3 x 3'11)**

UPVC obscure double glazed opening window to the front aspect. Tiled display sill and fitted roller blind. Modern three piece white suite comprises: Wide step in shower cubicle with sliding glazed doors, a plumbed overhead shower and additional hand held shower attachment. Ideal Standard pedestal wash hand basin with a centre mixer tap. Low level WC completes the suite. Single panel radiator. Overhead light and a ceiling extractor fan. Part tiled walls.



## BEDROOM TWO

**3.23m x 2.57m (10'7 x 8'5)**

Second double bedroom. UPVC double glazed windows to both the front and side elevations. Opening lights and fitted window blind to one window. Single panel radiator.



## BEDROOM THREE

**2.77m x 2.34m (9'1 x 7'8)**

UPVC double glazed window to the side elevation with a side opening light. Single panel radiator.



## BATHROOM/WC

**2.18m x 1.88m (7'2 x 6'2)**

UPVC obscure double glazed opening window to the front elevation. Three piece white bathroom suite comprises: Panelled bath with a centre mixer tap, glazed screen and an over bath Mira Vie electric shower. Ideal Standard pedestal wash hand basin and a low level WC completing the suite. Part tiled walls. Heated ladder towel rail in anthracite grey. Overhead light and ceiling mounted extractor fan.

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## CENTRAL HEATING (COMBI)

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

## DOUBLE GLAZING

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

## INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

## TENURE FREEHOLD/COUNCIL TAX

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

## OUTSIDE

To the front of the property is a stone flagged sloping pathway with side stone chippings leading to the central entrance. External gas and electric meters. A open plan lawned garden continues around the side of the house. A driveway provides off road parking and leads directly to the Garage.

To the immediate side is a walled garden enjoying a sunny south west facing aspect. The garden has been laid to lawn with stone flagged pathways. Timber gate gives direct access to the front of the house. A pathway leads down the side of the house with external lighting, external power point and garden tap and providing a useful bin store area, with door leading to the Utility Room.

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £150.43 per year is currently levied. The property has a NHBC guarantee with 6 years remaining.

## GARAGE

Brick garage with a pitched tiled roof. Approached through and up and over door.

## LOCATION

This well planned three bedroomed detached family house, known as the 'Clayton Corner' was constructed in 2020 by Persimmon Homes and is situated on the popular Coastal Dunes development. Redfern Way is well placed for both St Annes and Blackpool town centres with transport services readily available on Clifton Drive North. Squires Gate train station is also within easy reach as is the M55 motorway access. The beach and Blackpool promenade are both within walking distance. Internal viewing recommended to appreciate the accommodation this property has to offer, ideal for first time buyers, families, investors or purchasers looking for a 2nd home close to all Lytham St Annes and Blackpool have to offer. No onward chain.

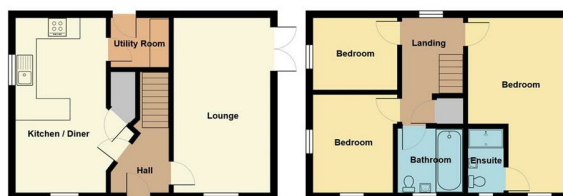
## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## 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 February 2025

42, Redfern Way, Lytham St Annes, FY8 2FN



Total Area: 91.9 m<sup>2</sup> ... 990 ft<sup>2</sup>

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

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 93        |
| (81-91) B                                   |                         | 82        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| 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                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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