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## 10 Parkinson Boulevard, St Annes

- Modern Detached 'Charleston' Style Family House
- Superbly Presented Throughout
- Hallway & Cloaks/WC
- Lounge
- Stunning Open Plan Living/Dining Kitchen
- Three Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Landscaped Rear Garden
- Garage & Excellent Off Road Parking for a Number of Cars
- Freehold, Council Tax Band D & EPC Rating B

**£350,000**

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



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



## 10 Parkinson Boulevard, St Annes

### GROUND FLOOR

Front covered entrance with external wall light.

#### HALLWAY

14'8 x 6'8

Approached through an outer door with unset obscure double glazed panels. Turned staircase leads off to the first floor with a white spindled balustrade. UPVC obscure double glazed window to the side aspect provides natural light to the Hall and stairs. Fitted window blinds. Feature part panelled walls. Single panel radiator. Corniced ceiling. Wood effect flooring. Useful understair cloaks/store cupboard with matching flooring, overhead light and internet point. Matching doors leading off.

#### CLOAKS/WC

5'9 x 2'11



UPVC obscure double glazed window to the front elevation with a top opening light and fitted blinds. Two piece modern white suite comprises: Ideal Standard pedestal wash hand basin with splash back tiling. Low level WC. Two inset ceiling spot lights. Single panel radiator. Matching wood effect flooring. Part panelled walls.

### LOUNGE

17'2 x 10'7



Well proportioned separate reception room. UPVC double glazed window overlooks the front garden with two top opening lights and fitted window blinds. Double panel radiator. Corniced ceiling. Two wall light points. Television aerial point.





## OPEN PLAN LIVING/DINING KITCHEN

20'4 min x 17'9



Stunning open plan entertaining family Kitchen area. To the Kitchen area is an excellent range of eye and low level cupboards and drawers. Caple one and a half bowl single drainer sink unit with a centre mixer tap. Set in roll edged working surfaces with matching splash back. Matching central island unit/breakfast bar with further cupboards and drawers below and three lights above. Built in appliances comprise: Neff four ring induction hob with a glazed splash back. Neff illuminated brushed chrome extractor canopy above. Neff 'Slide & Hide' electric oven and grill. Integrated fridge/freezer and Neff dishwasher, both with matching cupboard fronts. Plumbing and space for a washing machine. Matching cupboard conceals the wall mounted Potterton gas central heating boiler (2020). Matching wood effect flooring throughout, corniced ceiling and inset ceiling spot lights. To the Living area are UPVC double glazed double opening French doors overlooking and giving direct access to the landscaped rear garden. Full length double glazed windows to either side provide further excellent natural light with two large opening windows. Double panel radiator to the Dining Area and a second double panel radiator to the Living area with large fitted display shelf above. Part painted wood panelled walls and a feature media panel to the Living area with provisions for a wall mounted TV and five display shelves (Note the freestanding display unit below is not included in the sale). Wall mounted central heating programmer control.



## FIRST FLOOR LANDING

6'9 x 6'2



Approached from the previously described staircase with matching white spindled balustrade. UPVC obscure double glazed window to the side aspect with a side opening light and fitted blinds, again providing excellent natural light. Corniced ceiling. Access to the part boarded loft space with a pull down ladder and light. Built in airing cupboard houses a Heatrae Sadia hot water cylinder with overhead light and pine shelving for linen storage.

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## BEDROOM SUITE ONE

14'4 max x 12'11



Tastefully presented principal en suite bedroom. Two UPVC double glazed windows overlook the front of the property with top opening lights and window blinds. Part panelled wall with display shelf. Corniced ceiling. Single panel radiator. Television aerial point. Wall mounted central heating programmer control. Door leading to the En Suite.

## EN SUITE SHOWER/WC

6'5 x 5'9



UPVC obscure double glazed window to the front elevation with a lower opening light and window blinds. Three piece white suite comprises: Corner step in shower cubicle with curved glazed sliding doors and a plumbed shower. Ideal Standard vanity wash hand basin with a centre mixer tap and cupboard below. Illuminated wall mirror above. Wall mounted shaving point. Low level WC completes the suite. Chrome heated ladder towel rail. Tiled walls and floor. Three inset ceiling spot lights and a VentAxia extractor fan.

## BEDROOM TWO

9'11 x 8'9



Second double bedroom. UPVC double glazed window to the rear elevation with two side opening lights. Single panel radiator.

## BEDROOM THREE

9'3 x 7'4



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



## BATHROOM/WC

6'9 x 6'7



UPVC obscure double glazed window with a side opening light and tiled display sill. Three piece white suite comprises: Panelled bath with a tiled display, centre mixer tap, glazed screen and a plumbed over bath shower. Ideal Standard vanity wash hand basin with a centre mixer tap and drawer below. Illuminated wall mirror above. Wall mounted shaving point. Low level WC. Chrome heated ladder towel rail. Part tiled walls and floor. Four inset ceiling spot lights and a VentAxia extractor fan.

## OUTSIDE



To the front of the property is an open plan lawned garden with side stone chipped shrub borders and inset flower beds. A long driveway provides excellent off road parking for a number of cars and leads down the side of the house to the Garage. A stone flagged pathway and step leads to the front covered entrance with external wall light. Timber gates to both side of

the property give direct access to the rear garden. To the immediate rear is a delightful garden which has been attractively landscaped and enjoys a sunny aspect. Stone flagged patio areas and pathways. Circular central lawn with stone chipped borders and a rear raised timber planter stocked with attractive shrubs and maturing tree. Feature timber framer corner pergola with matching contemporary fencing panels. External lighting and garden tap.



## GARAGE

Brick garage approached through an up and over door. Pitched tiled roof. Power and light connected. Side UPVC personal door with inset obscure double glazed panels. External lighting.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Potterton boiler (2020) in the Kitchen serving panel radiators and domestic hot water.

## DOUBLE GLAZING

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

## LOCATION

A most impressive three bedroomed detached family house, known as 'The Charleston' was built in 2020 by well known local builders, Kensington Developments Ltd and is situated on this very popular development known as Richmond Point. The property is conveniently placed for both St Annes and Lytham town centres with their comprehensive shopping facilities, amenities and transport links. Richmond Point is also within a few minutes driving distance to the M55

## 10 Parkinson Boulevard, St Annes

motorway. Internal viewing essential to appreciate the superbly presented accommodation this property has to offer together with a landscaped rear garden, garage and excellent off road parking.

### 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

### MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £360 per annum is currently levied.

### 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

10, Parkinson Boulevard, Lytham St Annes, FY8 3FU



Total Area: 111.0 m<sup>2</sup> ... 1195 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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