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16 Laverton Road, St. Annes

- Spacious Semi Detached Family House in Highly Sought After Residential Location
- Close Walking Distance to the Beach & Fairhaven Lake
- Hallway & Cloaks/WC
- Lounge with Bay Window
- Open Plan Living/Dining Family Kitchen
- Three 1st Floor Double Bedrooms & Bathroom/WC
- 2nd Floor Principal En Suite Bedroom & Fifth Bedroom/Study
- South Facing Landscaped Rear Garden
- Garden Room, Driveway & Electric Car Charging Point
- Leasehold, Council Tax Band E & EPC Rating C

£480,000

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



www.johnardern.com



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GROUND FLOOR

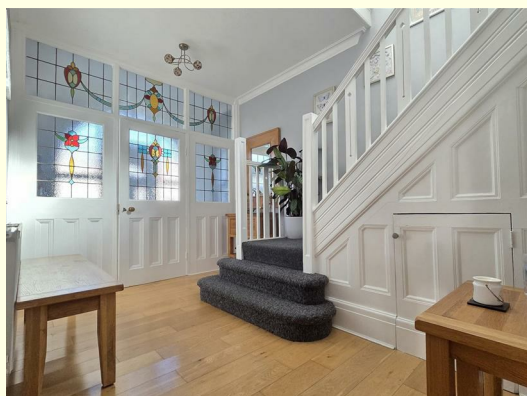
ENTRANCE VESTIBULE

Approached through a UPVC outer door with inset obscure double glazed decorative panels. UPVC double glazed leaded windows above and to either side. Corniced ceiling. Polished solid wood floor.

HALLWAY

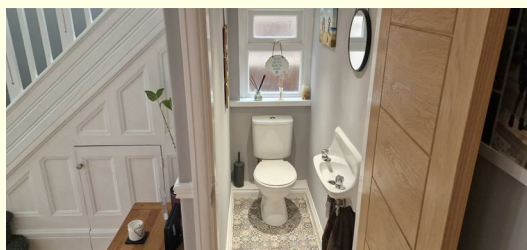
4.27m x 2.44m (14'12 x 8'12)

Spacious Entrance Hall approached through an original hardwood door with feature stained glass work. Matching original stained glass panels above and to either side of the door, providing further excellent natural light. Corniced ceiling and dado rails. Wall light. Double panel radiator. Solid wood flooring. Turned staircase leads off to the first floor with a spindled balustrade. Understair store/meter cupboard with internet point. Contemporary panel doors leading off.



CLOAKS/WC

UPVC obscure double glazed window to the side elevation with a top opening light. Two piece white suite. Low level WC. Period style Armitage Shanks wash hand basin. Two inset ceiling spot lights.



LOUNGE

3.96m x 4.09m (13'12 x 13'5)

Spacious principal reception room. UPVC double glazed curved bay window overlooks the front garden. Two side opening lights. Double panel radiator. Television aerial point. Feature moulded decorative ceiling with cornicing.



OPEN PLAN FAMILY LIVING/DINING KITCHEN

7.14m x 4.78m max (23'5 x 15'8 max)

Superb full width entertaining family Kitchen and Living space.



LIVING/DINING AREA

To the Living/Dining area are double glazed, double opening French doors overlooking and giving direct access to the South facing rear garden. Double glazed windows to either side of the doors with two top opening lights. Decorative moulded corniced ceiling. Wall light. Wall mounted contemporary gas living flame fire. Power point and aerial socket for a wall mounted TV. Feature panelling to either side of the chimney breast. Matching solid wood flooring throughout.



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KITCHEN AREA

UPVC double glazed window overlooks the rear garden with a side opening light. Good range of eye and low level cupboards and drawers, incorporating a wine rack. Two glass display shelves. Franke stainless steel one and a half bow, single drainer sink unit with a centre mixer tap. Set in granite working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Hotpoint four ring induction hob. Xpelair illuminated extractor canopy above. Hotpoint electric oven and grill below. Russell Hobbs microwave. Hotpoint integrated dishwasher and fridge/freezer, both with matching cupboard fronts. Plumbing and space for a washing machine. Inset ceiling spot lights.



FIRST FLOOR LANDING

Approached from the previously described staircase. Feature original stained glass obscure window picture window to the side elevation, providing excellent natural light to the Hall, Stairs and Landing areas. Wall mounted room thermostat. Continuing staircase to the 2nd floor accommodation. Matching doors leading off.



BEDROOM TWO

4.83m x 3.96m (15'10 x 13')

Attractive double bedroom with a feature UPVC double glazed bay window overlooking the rear aspect with two side opening lights. Laminate wood strip flooring. Corniced ceiling and overhead light. Two wall lights. Fitted double wardrobe with sliding part mirrored doors and integrated lighting.



BEDROOM THREE

3.96m x 4.09m (13'12 x 13'5)

Third large double bedroom, again featuring a double glazed



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walk in curved bay window overlooking the front of the property with views along Laverton Road. Two side opening lights. Laminate wood effect flooring. Corniced ceiling. Double panel radiator. Two built in wardrobes to either side of the chimney breast with louvre doors. Central display recess.



BEDROOM FOUR

3.05m x 2.44m (10' x 8'12)

Fourth double bedroom. Double glazed window to the front elevation with a top opening light. Single panel radiator. Laminate wood effect flooring. Corniced ceiling.



BATHROOM/WC

3.02m x 3.00m (9'11 x 9'10)

Large principal family bathroom comprising a four piece modern white suite. Two UPVC obscure double glazed windows to the rear elevation with top opening lights. Panelled bath with a centre mixer tap and hand held shower attachment. Step in shower cubicle with a plumbed overhead shower, curved pivoting glazed door and side glazed display shelving. Vanity wash hand basin with a

centre mixer tap and fitted cupboard below. Illuminated wall mirror above and shaving point. Wall mounted contemporary radiator. Ceramic tiled walls and floor. Inset ceiling spot lights. Built in cupboard houses a wall mounted Worcester combi gas central heating boiler (approx 12 months old).



SECOND FLOOR LANDING

Excellent 2nd floor loft conversion. Two UPVC obscure double glazed windows to the side elevation provide excellent natural light. Overhead lights. Two doors leading off.



BEDROOM SUITE ONE

4.57m x 4.24m (15'12 x 13'11)

Principal en suite double bedroom. Two UPVC double glazed windows enjoy an outlook to the sunny south facing rear aspect with a glimpse of the sea in the distance. One window with two opening lights. Black contemporary radiator. Large fitted double wardrobe with sliding mirrored doors and integrated lighting. Two overhead lights and integrated slimline feature strip lighting to the ceiling. Provisions for a wall mounted TV. Wall mounted control for



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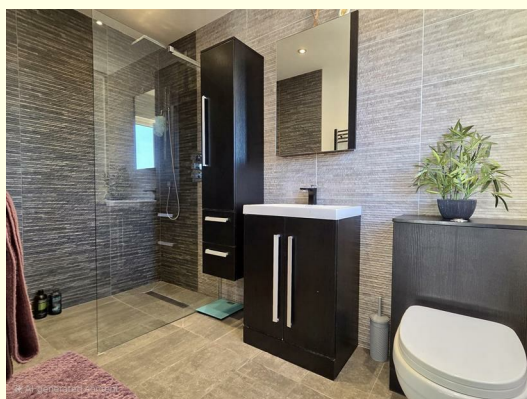
the underfloor heating to the En Suite. Door leading to the En Suite.



EN SUITE WET ROOM/WC

3.10m x 1.68m (10'2 x 5'6)

UPVC obscure double glazed opening window. Three piece modern suite comprises: Tiled showering area with a fixed glazed screen, plumbed overhead shower and additional hand held shower attachment. Vanity wash hand basin with a centre mixer tap and cupboard below. Mirror fronted cabinet above. Semi concealed low level WC. Matching wall hung bathroom cabinet. Chrome heated ladder towel rail and electric underfloor heating. Inset ceiling spot lights and extractor fan. Ceramic tiled floor and part tiled walls.



BEDROOM FIVE/STUDY

4.24m x 2.34m (13'11 x 7'8)

(some restricted head height) Fifth good sized bedroom with a large double glazed Velux pivoting roof light. Contemporary black radiator. Overhead lighting. Access to generous boarded out eaves storage areas with lighting.



OUTSIDE

To the front of the property is a walled garden with a block paved driveway providing good off road parking with an electric car charging point. Front lawn with well stocked flower and shrub borders, inset tree and shrubs. Adjoining coloured stone chipped area. External lighting and timber gate leading to the rear garden with pathway and bin store area.



To the immediate rear is an attractive enclosed garden enjoying a sunny south facing aspect. With a porcelain tiled sun terrace and additional raised timber decked patio area. Remote controlled colour feature strip lighting to decking and five remote controlled perimeter up lights to the rear of the garden. Rear lawn with side borders well stocked with shrubs and trees. Side timber trellis. Rear stone chipped patio area behind the Garden Room. Garden tap and external all weather power point.



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GARDEN ROOM

2.79m x 2.69m (9'2 x 8'10)

Very useful Garden Room providing a variety of uses to suit. With a UPVC double glazed door. Adjoining matching full length double glazed picture window overlooking the garden. Power and light connected. Two overhead lights. Wood laminate floor. The garden room benefits from ethernet cabling from the main house/router allowing full fibre speeds for home office/gaming. Adjoining the Garden Room is a useful garden store with power and light.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (approx 12 months old) in the 1st floor Bathroom serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames with the exception of the feature original stained glass window to the side of the house. All the rear elevation windows were replaced in January 2024 including the double height bay window.

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 £5.66. Council Tax Band E

INTERNET CONNECTION

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

LOCATION

This spacious and very well appointed five bedroomed semi detached family property enjoys a highly sought after residential location within close walking distance of the beach and Fairhaven Lake with its many leisure and sporting attractions along with AKS primary and senior schools. Transport services run along Clifton Drive to both Lytham and St Annes town centres with their comprehensive shopping facilities, restaurants and bars. Royal Lytham Golf Course is also within easy reach, together with a number of other primary schools and Lytham St Annes High School. An early inspection is strongly recommended to appreciate the family accommodation this property has to offer including a superb loft conversion and south facing rear garden.

VIEWING THE PROPERTY

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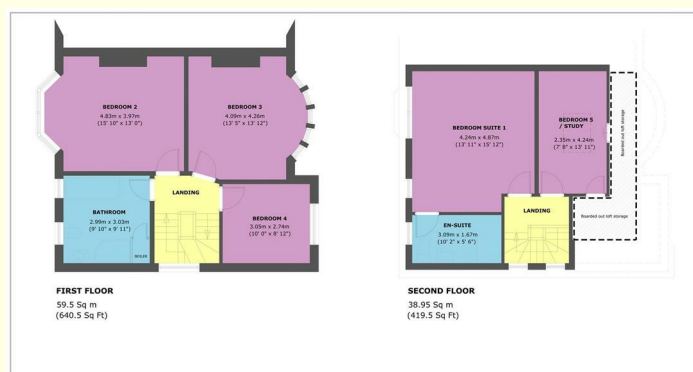
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INTERNET & EMAIL ADDRESS

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, rightmove.com, onthemarket.com,
 Email Address: zoe@johnardern.com

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 March 2025



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www.johnardern.com

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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			
England & Wales		70	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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