



ESTATE AGENTS • VALUER • AUCTIONEERS



4 Denmark Road, Ansdell

- Delightful Double Fronted End Terraced Cottage
- In the Heart of Ansdell, Yards from Local Amenities
- Lounge with Wood Burning Stove & Dining Room
- Kitchen with Feature Full Length Window
- Two Double Bedrooms
- Spacious Bathroom/WC
- Walled Rear Patio Garden & Timber Shed with Power & Light
- Gas Central Heating & Double Glazing
- Viewing Essential
- Freehold, Council Tax Band B & EPC Rating D

£213,000

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



www.johnardern.com

4 Denmark Road, Ansdell

GROUND FLOOR



LOUNGE

4.60m x 4.24m (15'1 x 13'11)

Spacious principal reception room approached through a hardwood outer door with a feature stained glass secondary glazed panel above. UPVC double glazed square bay window overlooks the front garden with two top opening lights. Double panel radiator below. Two wall lights. Corniced ceiling with a decorative centre rose. Focal point of the room is a recessed brick fireplace with a raised stone hearth supporting a cast iron wood burning stove. Archway reveals the turned staircase leading off to the first floor. Cottage style door leads to the Kitchen. Matching archway leads to the adjoining Dining Area.



DINING ROOM

2.72m x 1.80m (8'11 x 5'11)

Delightful separate Dining area. UPVC double glazed window overlooks the front aspect with a top opening light. Double panel radiator. Centre ceiling rose and wall mounted display shelf. Side meter cupboard. Telephone/internet point.



KITCHEN

3.25m x 2.72m (10'8 x 8'11)

Feature UPVC double glazed full length picture window overlooks the sunny rear patio garden. With two top opening lights. Adjoining UPVC double glazed French door gives direct garden access. Eye and low level cupboards and drawers. Stainless steel single drainer sink unit set in roll edged work surfaces with splash back tiling. Freestanding appliances comprise: Flavel slide in electric cooker with four ring electric hob. Illuminated extractor above. Hotpoint washing machine. Bush slimline dishwasher. Fitted cupboard above houses a wall mounted Worcester combi gas central heating boiler. Painted wood panelled ceiling with inset ceiling spot lights. Tiled flooring. Archway to a useful understair store area with a freestanding Frigidaire fridge/freezer. With a matching tiled floor.



FIRST FLOOR LANDING

Central landing approached from the previously described staircase with a white spindled balustrade. Wall mounted slimline electric heater. Panelled doors leading off.

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BEDROOM ONE

4.60m x 3.00m (15'1" x 9'10")

Good sized principal double bedroom. UPVC double glazed window overlooking the front of the property with a lower opening light. Single panel radiator. Central overhead light/ceiling fan. Focal point is the original cast iron fire surround with tiled hearth.



BATHROOM/WC

Large Bathroom comprising a three piece white suite. UPVC obscure double glazed stained glass window to the rear elevation. Top opening light. 'Claw & Ball' period style bath with a plumbed overbath shower. Pedestal wash hand basin with splash back tiling. Low level WC completes the suite. Painted wood panelled corniced ceiling with an overhead light. Wood effect flooring. Wall mounted radiator.



BEDROOM TWO

3.05m x 2.77m (10' x 9'1")

Second double bedroom. UPVC double glazed window again overlooking the front aspect with a lower opening light. Single panel radiator. Laminate wood effect flooring. Overhead light/ceiling fan. Access to loft space. Television aerial point.



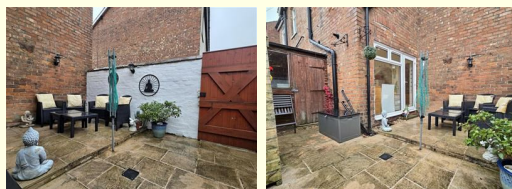
OUTSIDE

To the front of the property is a small cottage style walled garden, attractively laid with stone flags and a pebble trim. Approached through a pedestrian gate and leading to the front covered entrance. Side border with a feature 'Trumpet Lilly'.

To the immediate rear is a good sized L shaped walled patio garden, again stone flagged for ease of maintenance and enjoying a sunny south west facing aspect. With a timber gate giving access to the side

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service road which also leads to the feature inner 'quadrant' communal garden area. Two external wall lights. Garden tap. Useful timber garden store with power and light connected. The garden furniture is optional. Timber pyramid wood store.



CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

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

TENURE FREEHOLD/COUNCIL TAX

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

INTERNET CONNECTION

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

LOCATION

A deceptively spacious and tastefully presented two bedroomed DOUBLE FRONTED end of terraced cottage. Situated in a quiet location within walking distance to the centre of Ansdell where there are a good choice of thriving shops, cafes and amenities on Woodlands Road. Including a Post Office and train station. Local transport services are available with regular bus and train services into Lytham, St Annes and beyond. Viewing essential.

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

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

4, Denmark Road, Lytham St Annes, FY8 4DN



Total Area: 75.1 m² ... 808 ft²

All measurements are approximate and for display purposes only



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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	EU Directive 2002/91/EC	83

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		
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Not environmentally friendly - higher CO ₂ emissions		
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