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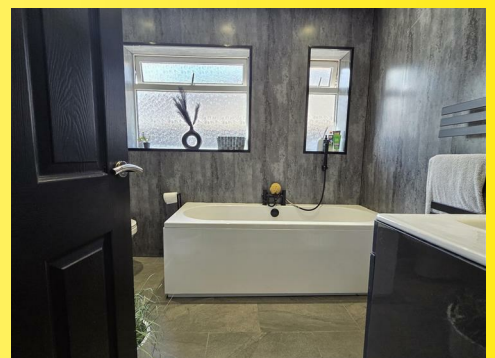


24 Folkestone Road, St Annes

- Superb Semi Detached Dormer Bungalow
- Offering Flexible Accommodation to Suit a Purchaser's Requirements
- Spacious Lounge
- Modern Fitted Dining Kitchen & Conservatory Porch/Utility
- Two Ground Floor Bedrooms & Bathroom/WC
- Two 1st Floor Bedrooms, One with an En Suite Shower Room/WC
- Large Family South Facing Rear Garden
- Garage & Off Road Parking
- Viewing Essential
- Freehold, Council Tax Band D & EPC Rating D

£339,950

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



www.johnardern.com



24 Folkestone Road, St Annes

GROUND FLOOR

SIDE ENTRANCE

Approached through double opening UPVC outer doors with inset obscure decorative glazed panels. Leading to:

HALLWAY



Spacious and well appointed central T shaped hallway. Wood strip laminate floor. Inset ceiling spot lights. Central staircase with side handrail leads to the first floor. Useful built in cloaks/store cupboard. Single panel radiator. Panelled doors lead off.

LOUNGE

15'8 into bay x 12'10



Well proportioned principal reception room. UPVC double glazed leaded bay window enjoys an outlook over the front garden. Two top opening lights. Television aerial point. Two wall light points. Double panel radiator. Focal point of the room is a modern fireplace with white stone display surround, raised polished hearth and inset supporting a gas coal effect living flame fire.

DINING KITCHEN

13'8 x 12'4



UPVC double glazed window with side opening light overlooks the side driveway. Additional UPVC double glazed window overlooks the rear garden, with top opening light. Excellent range of modern white gloss eye and low level cupboards and drawers. Single drainer sink unit with centre mixer tap set in heat resistant work surfaces with splash back. Plinth inset lighting. Built in appliances comprise: Neff four ring Induction hob. Illuminated Cooke & Lewis extractor canopy above. Belling electric oven and grill. Electrolux integrated dishwasher with matching cupboard front. Space for an american style fridge/freezer. Corniced ceiling with inset spot lights. Double and single panel radiators. Double opening glazed panel doors lead the Sun Lounge.





CONSERVATORY PORCH/UTILITY

10'7 x 7' min



Brick based sun lounge with UPVC double glazed windows overlooking the stunning rear garden. Two top opening lights. UPVC door gives direct garden access. Tiled effect flooring. Built in double cupboard with plumbing for a washing machine and space for a tumble dryer above.

BEDROOM THREE

11'3 x 10'8 + wardrobes



UPVC double glazed leaded oriel bay window overlooks the front elevation. Deep display sill and two top opening lights. Single panel radiator. Corniced ceiling. Modern fitted wardrobes to one wall, comprising two doubles and a single.

BEDROOM FOUR/SITTING ROOM

14'5 x 12'5



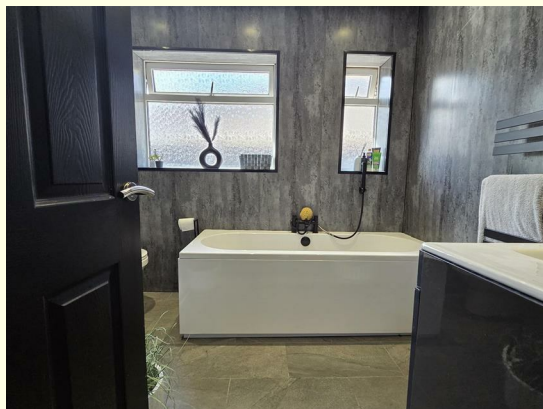
Currently used as a double bedroom but could easily be used as a sitting room or formal dining room if required. UPVC double glazed sliding patio doors overlook and give direct access to the rear garden. Corniced ceiling. Double panel radiator.

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BATHROOM/WC

8'10 x 7'4



Two UPVC obscure double glazed windows to the side elevation, both with top opening lights. Totally refurbished four piece white bathroom suite comprises: Corner step in shower compartment with curved sliding doors and large plumbed rain drop shower head and separate hand shower attachment. Panelled bath with centre mixer taps and hand shower attachment. Vanity wash hand basin with cupboard and drawers below. The suite is completed by a low level WC. Feature contemporary heated ladder towel rail. Ceramic tiled floor. Inset ceiling spot lights.



FIRST FLOOR LANDING

Approached from the previously described staircase.

BEDROOM ONE

12'5 x 10'4



UPVC double glazed leaded window overlooks the front of the property. Two side opening lights. Single panel radiator. Television aerial point. Access to roof space. Door leads to the En Suite.

EN SUITE SHOWER ROOM/WC

13'2 x 5'3



(some restricted head height). Velux double glazed pivoting roof light. Modern four piece white suite comprises: Step in corner shower cubicle with plumbed shower. Pedestal wash hand basin. Low level WC and adjoining bidet completes the suite. Ceramic tiled floor. Inset ceiling spot lights. White heated ladder towel rail. Built in cupboard houses a Baxi combi gas central heating boiler with Hive system.

BEDROOM TWO

12'4 x 6'



UPVC double glazed window enjoys a view to the rear elevation. Side opening light. Single panel radiator.

OUTSIDE



To the front of the property is a walled garden with attractive stone flagged driveway providing off road parking for a number of cars and leading down the side of the property to the garage. The garden has been laid for ease of maintenance with stone chippings and has side flower and shrub borders. External gas and electric meters. Adjoining the front entrance is a wall mounted light. UPVC facias and soffits with inset spot lights. Timber gate gives direct access to the rear garden. To the immediate rear is a superb SOUTH FACING large family garden with a stone flagged patio and surrounding stone chippings. Large rear lawn. Garden timber shed. Garden tap. Further inset spot lights to the UPVC soffits.

GARAGE

Single brick garage approached through an up and over door. Power and light supplies connected. UPVC double glazed window provides some natural light.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler concealed in the En Suite shower room, serving panel radiators and giving instantaneous domestic hot water. With a Hive system.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band D

LOCATION

This stunning three/four bed roomed deceptively spacious semi detached dormer bungalow enjoys a popular residential location on Folkestone Road, situated off Headroomgate Road. The property is within easy reach of St Annes Square with its comprehensive shopping facilities and town centre amenities. Transport services are readily available close by, as are a number of local shops on Headroomgate Road. There are also a number of schools and golf courses within close proximity. Viewing essential to appreciate the accommodation this property has to offer together with a superb SOUTH FACING rear garden.

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

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

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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



Total Area: 119.6 m² ... 1287 ft²

All measurements are approximate and for display purposes only



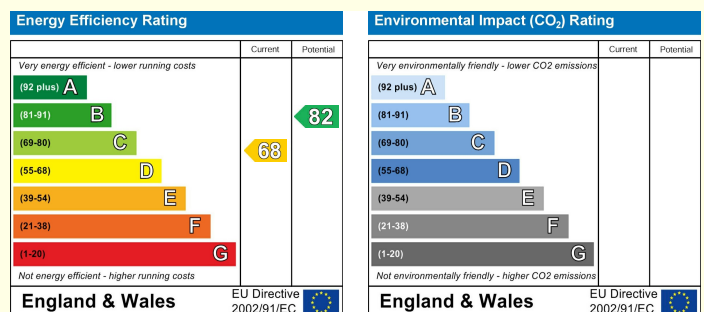
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