



ESTATE AGENTS • VALUER • AUCTIONEERS



9 Whitby Road, St. Annes

- Deceptively Spacious Double Fronted Detached True Bungalow
- Lounge with Rear Garden Room Extension
- Modern Kitchen & Dining Room
- Two Fitted Double Bedrooms
- Shower Room & Separate WC
- Good Gardens to the Front & Rear
- External Covered Utility Area & Timber Framed Summer House
- Garage & Driveway for Off Road Parking
- Gas Central Heating & Double Glazing
- Leasehold, Council Tax Band E & EPC Rating D

Offers Over £285,000

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



www.johnardern.com



9 Whitby Road, St. Annes

SIDE ENTRANCE

VESTIBULE

1.63m x 1.14m (5'4 x 3'9)

Approached through a UPVC outer door with an inset obscure double glazed leaded panel. Matching double glazed panel to the side providing excellent natural light. Overhead light. Side gas and electric meter cupboard. Being open to the adjoining Hallway.

HALLWAY

3.15m x 1.63m (10'4 x 5'4)

Spacious central Hall. Corniced ceiling. Double panel radiator. Telephone point. Matching white panelled doors leading off.



LOUNGE

5.00m x 3.35m (16'5 x 11')

Well proportioned principal reception room. Two UPVC obscure double glazed windows to the side aspect with two top opening lights. Double panel radiator. Corniced ceiling, centre decorative rose and dado rails. Focal point of the room is a ornate display fireplace with a raised hearth and inset supporting a gas coal effect living flame fire. Arch and steps leading to the rear Garden Room extension.



REAR GARDEN ROOM EXTENSION

2.64m x 2.54m (8'8 x 8'4)

Second useful reception area being open plan to the adjoining Lounge. Aluminium framed sliding double glazed patio doors overlook and give direct access to the rear garden. Fitted 'Night & Day' window blinds. Double panel radiator. Two wall lights. Corniced ceiling.



KITCHEN

4.67m x 3.23m (15'4 x 10'7)

Hardwood framed leaded double glazed window to the side elevation with two side opening lights. UPVC door with an inset obscure double glazed panel leads to the rear of the property. Good range of modern eye and low level cupboards and drawers. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set on heat resistant work surfaces with a matching splash back. Built in appliances comprise: AEG four ring induction hob. AEG contemporary extractor above. AEG electric oven and grill. AEG microwave. Integrated dishwasher with a matching cupboard front. Space for a large fridge/freezer. Plumbing for a washing machine. Concealed Worcester combi gas central heating boiler. Tiled floor. Inset ceiling spot lights. Chrome heated ladder towel rail. Aerial point and power socket for a wall mounted TV. Part glazed archway and steps down to the Dining Room.



DINING ROOM

3.86m x 2.54m (12'8 x 8'4)

Aluminium framed double glazed sliding patio doors overlook and give access to the rear Garden. Fitted 'Night & Day' blinds. Obscure glazed full length window to the side provides further excellent natural light. Panelled ceiling with an overhead light. Double panel radiator. Wood effect laminate floor. Wall light. Door to the Lounge.



BEDROOM ONE

4.78m x 3.30m (15'8 x 10'10)

Well fitted principal double bedroom. Hardwood double glazed leaded oriel bay window overlooks the front garden. Two top opening lights and a deep display sill. Fitted vertical window blinds. Corniced ceiling with a centre decorative rose. Aerial point and socket for a wall mounted TV. Double panel radiator. Good range of fitted bedroom furniture comprises: Two double wardrobes with storage above. Three additional double wardrobes. Fitted kneehole dressing table with drawers either side. Bedside cupboard with a padded seat and storage below.

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BEDROOM TWO

3.84m x 3.25m (12'7 x 10'8)

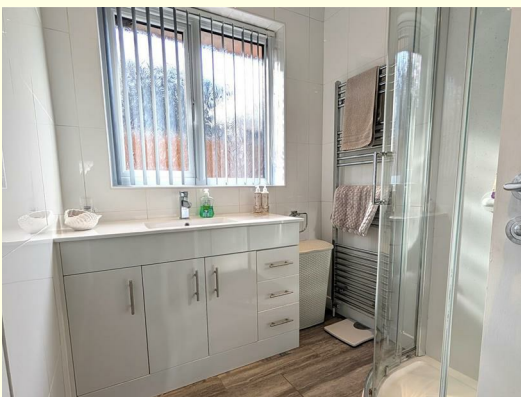
Second double bedroom with a matching hardwood double glazed leaded oriel bay window with two side opening lights and a deep display sill. Fitted vertical blinds. Corniced ceiling. Double panel radiator. Two fitted doubles and a single wardrobe. Overbed storage units. Knee-hole dressing table with drawers to either side and an adjoining padded seat. Aerial point and socket for a wall mounted TV.



SHOWER ROOM

2.29m x 1.70m (7'6 x 5'7)

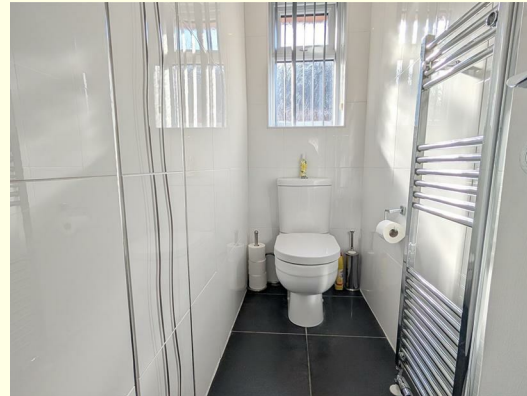
UPVC obscure double window to the side elevation. Side opening lights and vertical window blinds. Two piece white suite comprises: Wide shower cubicle with sliding curved glazed doors, a plumbed overhead shower and additional hand held shower attachment. Vanity wash hand basin with a centre mixer tap set in a wide display surround. Cupboards and drawers below. Chrome heated ladder towel rail. Tiled walls. Panelled ceiling with inset spot lights.



SEPARATE WC

2.29m x 0.81m (7'6 x 2'8)

UPVC obscure double glazed window to the side elevation with a top opening light. Fitted vertical blinds. Low level WC. Tiled walls and floor. Chrome heated ladder towel rail. Two inset ceiling spot lights. Access to loft space. Note: The loft does have Open Cell Spray Foam Insulation installed with a 25 year guarantee. The Vendor does have a quote on file for the removal which would include a mortgage approval certificate on completion of the work. This has been reflected in the current reduced asking price.



OUTSIDE

To the front of the property is a wide garden with a double 'In & Out' driveway providing excellent off road parking. With a central lawned area supported by flower beds. External lighting. One driveway continues along the side of the bungalow to a Car Port 20'6 x 7'8 with further external lighting and leading to the Garage. Timber gate gives rear garden access.

To the immediate rear is a good sized enclosed garden which has been landscaped for ease of maintenance with a raised stone flagged sun terrace and additional lower terrace. Coloured slate stone chipped borders with inset shrubs. To the rear of the Bungalow is a part covered patio area with external lighting. Additional metal gate to the other side of the Bungalow also leading to the front garden.



COVERED UTILITY AREA

3.00m x 2.67m (9'10 x 8'9)

Part timber framed covered area situated to the rear of the Garage with power and light connected. Fitted work top. Beyond is a further hardstanding area with a timber framed Summer House with side glazed windows and front central glazed doors.

GARAGE

5.05m x 2.74m (16'7 x 9')

Brick garage with a pitched roof. Approached through and up and over door. Power and light connected. Garden tap. Two glazed windows provide some natural borrowed light. To the rear of the garage is a separate garden store with side personal door to the rear Garden.

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

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 £16. 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>

9 Whitby Road, St. Annes

LOCATION

This deceptively spacious, extended double fronted two bedroomed detached true bungalow enjoys a sought after residential location on Whitby Road, located just off Crosland Road North, yards from Ramsgate Road Park. The property is within easy reach of transport services and local shops on Headroomgate Road. Also being well placed close to St Annes Square with its comprehensive shopping facilities and town centre amenities. An internal inspection is strongly recommended to fully appreciate the accommodation this property has to offer along with its good sized easily managed front and rear gardens.

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 March 2025

9, Whitby Road, Lytham St Annes, FY8 3HA



Total Area: 95.2 m² ... 1025 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	80

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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