



ESTATE AGENTS • VALUER • AUCTIONEERS



9 Bentley Drive, Kirkham

- Spacious Detached Family House
- Two Reception Rooms
- Breakfast Kitchen, Utility Room & Cloaks/WC
- Four Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Integral Double Garage & Off Road Parking
- Superb Rear Family Gardens
- Gas Central Heating & Double Glazing
- Viewing Recommended
- Freehold, Council Tax Band E & EPC Rating C

£425,000

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



www.johnardern.com



9 Bentley Drive, Kirkham

GROUND FLOOR

HALLWAY

14'3 x 7'2 max



(max L shaped measurements). Approached through a hardwood outer door with inset obscure glazed panels. Matching obscure double glazed full length window to the side providing good natural light to the Hall and stairs. Corniced ceiling. Single panel radiator. Laminate wood effect flooring. Telephone/internet point. Turned staircase with side hand rail leads to the first floor. Matching white panelled doors leading off.

CLOAKROOM

4'4 x 3'2

Useful walk through cloakroom with a tiled floor and overhead light. Internal door leading directly to the double Garage.

CLOAKS/WC

6' x 2'8



Two piece white suite comprises: Vanity wash hand basin with a side mixer tap and cupboard below. Low level WC. Part tiled walls. Matching laminate wood effect flooring. Overhead light. Chrome heated ladder towel rail.

LOUNGE

14'7 x 13'6



Spacious principal reception room approached through double opening white panelled doors from the Hallway. UPVC double glazed French door overlooks and gives direct access to the rear garden. Matching full length double glazed picture window again overlooking the private rear aspect with St Georges Wood beyond. Two top opening lights. Corniced ceiling. Dado rails. Two wall lights. Television aerial point. Single panel radiator. Focal point of the room is a fireplace with a pine display surround, raised hearth and inset supporting an open grate.

DINING ROOM

12'1 x 11'



Second well proportioned reception room. Double glazed window overlooks the rear gardens with two side and a top opening light. Single panel radiator. Laminate wood effect flooring. Corniced ceiling with an overhead light. Telephone point.

BREAKFAST KITCHEN

13'1 x 8'9



UPVC double glazed windows to both the front and side aspects with a number of opening lights. Eye and low level fixture cupboards and drawers. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in working surfaces with splash back tiling. Matching breakfast bar. Built in appliances comprise: Four ring gas hob with an illuminated extractor above. Hotpoint electric oven and grill. Space for a fridge/freezer. Plumbing and space for a dishwasher. Single panel radiator. Ceramic tiled floor. Door to the Utility.

UTILITY

8'2 x 5'

Useful separate Utility Room. UPVC outer door with an unset obscure double glazed panel leads to the side of the House. Further eye and low level cupboards. Plumbing for a washing machine. Space for a tumble dryer. Wall mounted Baxi gas central heating boiler. Matching tiled floor. Single panel radiator.

FIRST FLOOR LANDING

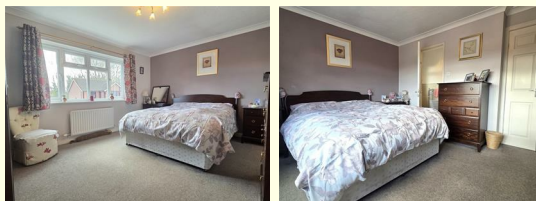


Central landing approached from the previously described staircase with white spindled balustrade. UPVC double glazed window to the front elevation with a side opening light. Access to the loft space. Single panel

radiators. Two overhead lights. Built in cupboard with pine shelving for linen storage space. White panelled doors leading off.

BEDROOM ONE

14'3 x 12'



Principal en suite double bedroom. Double glazed window overlooks the front elevation with views along Bentley Drive. Two side and two top opening lights. Corniced ceiling. Single panel radiator. Double doors reveal a built in wardrobe with hanging rail and storage space above. Door to the En Suite.

EN SUITE SHOWER/WC

8'1 x 3'3



UPVC obscure double glazed window to the side elevation with a top opening light. Three piece white suite comprises: Full width step in shower cubicle with a sliding glazed door. Pedestal wash hand basin with a centre mixer tap. Low level WC. Wall mounted shaving point. Chrome heated ladder towel rail. Part tiled walls and tiled floor. Two overhead ceiling spot lights and extractor fan.

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BEDROOM TWO

12'3 x 9'3 + reveal



Second double bedroom. Double glazed window enjoys the rear woodland views of St Georges Wood. Two side opening lights and additional top opening light. Single panel radiator.

BEDROOM THREE

9' x 7'8 + reveal



Third double bedroom. Double glazed window to the rear elevation with a side and top opening light. Double panel radiator. Laminate wood effect flooring.

BEDROOM FOUR

8'8 x 6'3



Double glazed window to then rear elevation with a side and top opening light. Single panel radiator.

BATHROOM/WC

6'5 x 5'5



Family bathroom with a UPVC obscure double glazed window to the rear elevation. Side and top opening light. Three piece white suite comprises: Panelled bath with a centre mixer tap, glazed screen and an over bath shower. Roca pedestal wash hand basin. Roca low level WC completes the suite. Mirror fronted bathroom cabinet. Chrome heated ladder towel rail. Tiled walls and floor. Two overhead ceiling spot lights and extractor fan.

OUTSIDE



To the front of the property is an open plan lawned garden with a stone flagged pathway leading to the front covered entrance with external wall light and feature mature climbing Wisteria. An asphalt driveway provides good off road parking and leads to the the Garage. Further side lawned area and well stocked border with an apple tree. Timber gates to either side of the house lead to the rear gardens. External gas and electric meters. Stone flagged pathway.

To the rear of the property is a good sized enclosed private family garden with a spacious stone flagged patio area. Lawned garden with well stocked side borders with inset shrubs, flowering plants and mature conifers. Trellis work and mature climbers. The garden continues to the side of the house with a additional lawn and patio areas. Again with well stocked borders, including a variety of shrubs, pear and apple trees, bamboo and feature mature Oak tree (TPO). Timber shed and greenhouse. External lighting.



TREE PRESERVATION ORDER

There is an Oak tree in the rear garden which is subject to a Tree Preservation Orders (TPO).

There are also a number of trees with TPOs in St Georges Wood situated to the rear of this property, those trees however are looked after by Fylde Borough Council.

DOUBLE GARAGE

16'9 x 16'8 max

Integral brick double garage approached through an electric up and over door. Power and light connected. Internal door leading to the Cloakroom and main house. Garden tap. Rear hardwood personal door with an inset obscure glazed panel leading to the rear garden.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

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

9 Bentley Drive, Kirkham

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 four bedroomed detached property was the last house constructed on phase 1 of this particular development known as St Georges Park, constructed in the mid 1990s by Redrow Homes and so occupies a spacious plot with gardens to the front, side and rear. St Georges Park is conveniently placed for both Wrea Green village and Kirkham town centre with its shopping facilities, amenities, primary and secondary schools, including a short walking distance to Kirkham Grammar. The M55 motorway access is also within minutes driving distance. Internal viewing essential to appreciate the potential this property has to offer together with its spacious gardens.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

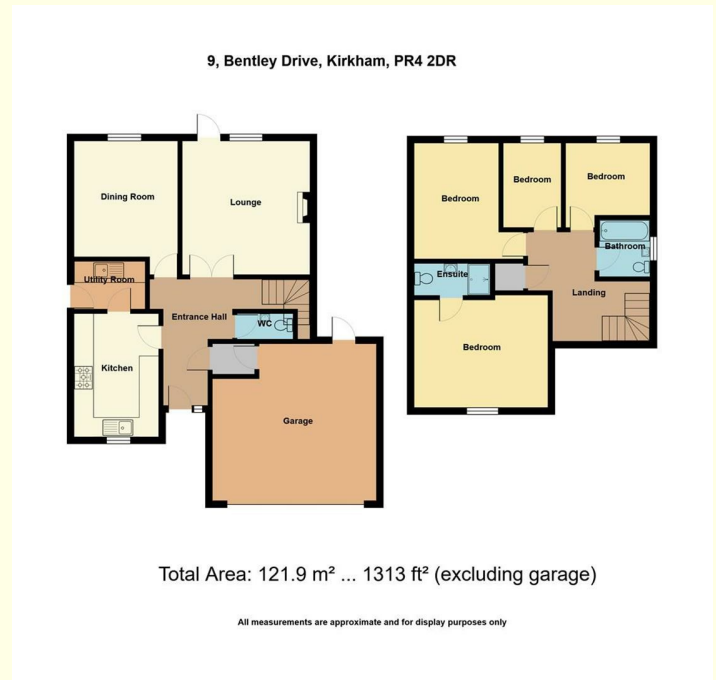
All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Arden & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

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



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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