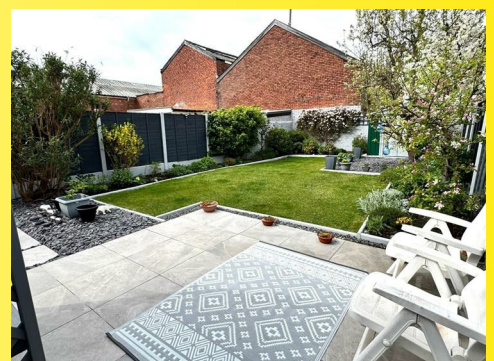




ESTATE AGENTS • VALUER • AUCTIONEERS



9 Sandhurst Avenue, Lytham St Annes

- Semi Detached Family Home
- Close Walking Distance To St Annes Square
- Entrance Hall
- Through Lounge & Dining Area
- Modern Fitted Kitchen & Utility/Dining Extension
- Three 1st Floor Bedrooms & 2nd Floor Fourth Bedroom
- Modern Family Bathroom/WC
- Landscaped Gardens to the Front & Rear
- Driveway For Off Road Parking, Gas Central Heating & Double Glazing
- Leasehold, Council Tax Band C & EPC Rating D

£290,000

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



www.johnardern.com



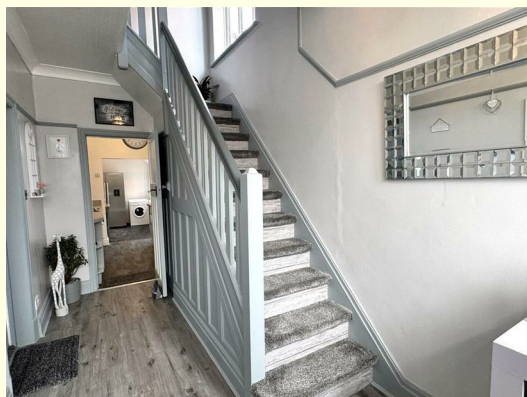
9 Sandhurst Avenue, Lytham St Annes

GROUND FLOOR

ENTRANCE HALL

4.70m x 2.16m (15'5 x 7'1)

Nicely appointed entrance hall with turned staircase leading off with original balustrade. Panel radiator with display shelf above. Composite front door with side obscure double glazed windows. Wood laminate floor. Under stair cloaks/meter cupboard with over head light. Corniced ceiling and picture rails.



THROUGH LOUNGE

8.84m into bay x 3.56m (29' into bay x 11'8)

Superb FAMILY through lounge with replacement UPVC double glazed bay window enjoying delightful views of the front garden. Double opening patio doors with side panels enjoys views and gives access to the enclosed landscaped rear garden. The focal point of the room is a marble inset fireplace with grey detailed surround and having a gas coal effect living flame fire and raised marble hearth. Corniced ceiling. Two double panel radiators.



KITCHEN

2.74m x 2.13m (9' x 7')

Excellent range of wall and floor mounted cupboards and drawers. Laminate working surfaces. Inset one & a half bowl single drainer sink unit with chrome mixer tap. Built in Bosch electric oven with Cooke & Lewis four ring gas hob with glazed splash back. Double glazed window with side opening light. Wall mounted Ideal combi gas central heating boiler.



UTILITY EXTENSION

3.66m x 1.88m (12' x 6'2)

At present used as part of the Kitchen but could easily be furnished as a dining breakfast area. Contemporary wall mounted radiator. Double glazed window with side opening light. Outer door with upper obscure double glazed panel. Plumbing facilities for washing machine and condensing dryer.

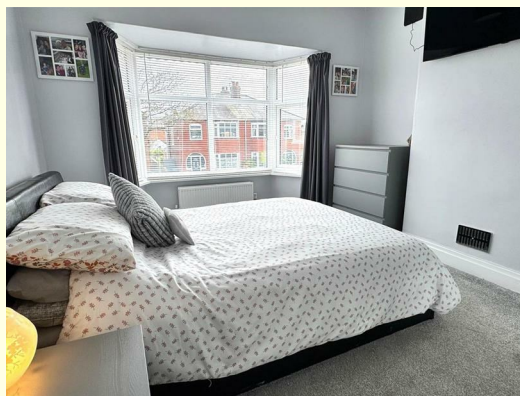
FIRST FLOOR

Approached from the previously described turned staircase with original balustrade leading to the first floor landing. With obscure double glazed picture window giving further light to the hall and stairs.

BEDROOM ONE

4.39m into bay x 3.43m (14'5 into bay x 11'3)

Walk in replacement double glazed bay window overlooks the front garden. Double panel radiator. Range of fitted wardrobes with two mirror fronted doors. Provision for wall mounted television.



BEDROOM TWO

3.45m x 2.67m (11'4 x 8'9)

Deceptive second double bedroom with centre opening light overlooks the rear garden. Panel radiator. Under stair store cupboard. Staircase leads off to the second floor, fourth bedroom.

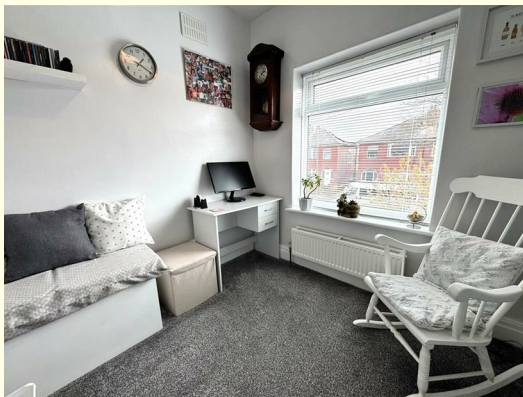
9 Sandhurst Avenue, Lytham St Annes



BEDROOM THREE

2.34m x 2.26m (7'8 x 7'5)

Deceptive third bedroom with double glazed window with top opening light enjoys views looking over the front garden. Double panel radiator. Attractive part decorative panelling to one wall.



BATHROOM/WC

2.79m x 2.24m (9'2 x 7'4)

Modern three piece white bathroom suite comprises: panelled bath with mixer taps and shower. Fixed splash back screen. Pedestal wash hand basin with chrome mixer tap. The suite is completed by a low level WC. Contemporary wall mounted radiator. Two obscure double glazed windows with opening lights. Useful linen store cupboard.



SECOND FLOOR

Access to the fourth bedroom with full planning consents and fire regulations.

BEDROOM FOUR

4.90m x 4.42m (16'1 x 14'6)

With pitched ceiling with exposed beams and having two roof lights of which overlook the front and rear elevations. Access to the roof voids for storage. Double panel radiator.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Ideal wall mounted combi boiler in the kitchen serving panel and contemporary radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units.

OUTSIDE

To the front of the property there is an attractive landscaped garden with easily managed lawn and well stocked shrub and flower borders. Porcelain tiled and stone chipped driveway giving off road parking and matching pathway leading to the front door.



To the immediate rear there is an enclosed garden which must be inspected to be fully appreciated having two porcelain tiled patios and further pathways. Centre lawn with well stocked shrub and flower borders with mature flowering trees. External tap. To the rear of the garden there is a useful garden store with double doors.

9 Sandhurst Avenue, Lytham St Annes



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 £7. Council Tax Band C

LOCATION

This very attractive semi detached four bedroom property is situated in the quiet cul-de-sac end of Sandhurst Avenue being within walking distance to the centre of St Annes Square with its comprehensive shopping facilities and town centre amenities. There are transport services running nearby and the property is well placed for both Mayfield and Heyhouses primary schools.

An internal and external inspection is strongly recommended to appreciate the well planned and tastefully appointed interior and rear garden.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

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

THE GUILD

John Ardern & 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.

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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	75

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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