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Flat 1 Moorcroft 233 Clifton Drive South, St Annes

- Stunning Ground Floor Converted Flat
- Large Lounge with Dining Area
- Modern Fitted Kitchen
- Three Good Sized Double Bedrooms
- Modern En Suite Shower/WC & Modern Bathroom/WC
- Garage, Parking Space & Large Private Cellars
- Gas Central Heating & Double Glazed Sash Windows
- South Facing Shared Front Gardens
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating TBC

£275,000

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

Approached through a modern outer door leading to a communal entrance serving the three apartments. Ceramic tiled floor. Inner door with inset frosted glazed panels leads to:

ENTRANCE HALLWAY

5.23m x 2.31m (17'2 x 7'7)

Impressive spacious central hallway. Obscure glazed leaded high level windows to the front elevation provide natural light to the Hall. Stripped and polished wood floor. Wall mounted column radiator. Corniced ceiling with inset ceiling spot lights. Telephone/internet point. Contemporary panel doors leading off.



LOUNGE WITH DINING AREA

6.25m x 4.19m (20'6 x 13'9)

Impressive principal reception room approached through a contemporary glazed door. High detailed corniced ceiling with an overhead light and four inset spot lights. Walk in bay with double glazed sash windows overlooks the front south facing gardens. Fitted window shutters. Wall mounted column radiator. Stripped and polished wood floor. Television aerial point. Focal point of the room is a superb period fireplace with stone display surround, raised hearth and decorative cast iron inset supporting an open grate.



INNER HALLWAY

Matching stripped and polished floor. Single panel radiator. Attractive outer door with obscure leaded glazed panel gives direct access to the rear of the property, to the garage, parking and access to the large private cellar. Doors lead off to the Kitchen and Bedroom Three. High level storage cupboards.

KITCHEN

4.22m x 2.39m (13'10 x 7'10)

UPVC double glazed window overlooks the rear elevation with two side opening windows. Additional double glazed opening window to the rear. Good range of modern eye and low level cupboards and drawers. One and a half bowl single drainer sink unit with centre mixer tap/instant boiling water tap, set in heat resistant work surfaces with a glazed splash back. Built in appliances comprise: Five ring Prima gas hob. Illuminated extractor canopy above. Neff electric oven and grill. Integrated fridge/freezer. Prima integrated dishwasher and Prima washer/dryer, all with matching cupboard fronts. Cupboard conceals a wall mounted Baxi combi gas central heating boiler. Corniced ceiling with an overhead light. Stripped and polished wood floor. Contemporary column radiator. Recessed display shelving.



BEDROOM SUITE ONE

4.78m into bay x 4.22m (15'8 into bay x 13'10)

Superbly presented principal bedroom suite. Walk in bay window with double glazed opening sash windows enjoys views over the front shared gardens. Additional double glazed sash window to the side elevation. Both with fitted window shutters. Panelled detail to the side arched recess. Stripped and polished wood floor. Column radiator. Corniced ceiling with inset spot lights. Door leads to the En Suite.



EN SUITE SHOWER ROOM/WC

2.54m x 1.75m (8'4 x 5'9)

Modern three piece white suite. UPVC obscure double glazed sash window to the front aspect with fitted window shutters. Wide shower cubicle with a fixed glazed screen, overhead shower and an additional hand held shower attachment. Wall hung vanity wash hand basin with a centre mixer tap and drawers below. Illuminated LED bluetooth wall mirror above. Low level WC completes the suite. Contemporary column radiator with towel rails. Ceiling inset spot lights and extractor fan.

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BATHROOM/WC

3.23m x 1.83m (10'7" x 6')

Modern principal bathroom comprising a four piece white suite. UPVC obscure double glazed window to the side elevation. Freestanding deep fill bath with a floor mounted mixer tap and hand held shower attachment. Wide shower cubicle with a fixed glazed screen, overhead shower and an additional hand held shower attachment. Wall hung vanity wash hand basin with a centre mixer tap and drawers below. Illuminated LED bluetooth wall mirror above. Low level WC. Contemporary column radiator with towel rails. Ceiling inset spot lights.



BEDROOM TWO

4.22m x 4.22m (13'10" x 13'10")

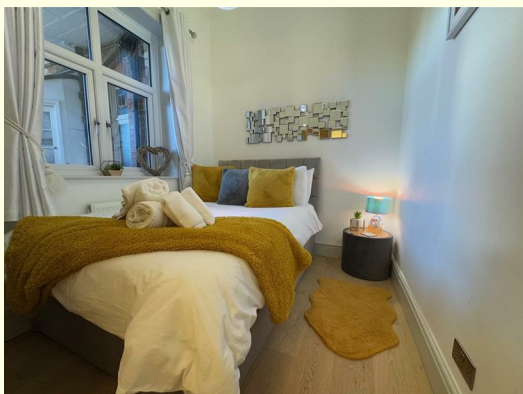
Second delightfully appointed and very well proportioned king size bedroom. Large UPVC double glazed window to the side aspect with two side and two top opening lights. Single panel radiator. Stripped and polished wood floor. Useful high level storage cupboard.



BEDROOM THREE

3.05m x 2.59m (10' x 8'6")

Good sized third double bedroom. Double glazed window to the rear elevation. Two side opening lights. Single panel radiator. Laminate wood strip floor. Corniced ceiling.



OUTSIDE

To the front of the property there is a large walled garden shared between the three flats. The garden enjoys a sunny south facing aspect and has been laid to lawn with well stocked side flower and mature shrub borders. The garden is approached through a wrought iron gate with pathway leads to the front entrance and continuing down the side of the house to the rear parking and garages.

To the immediate rear there is an allocated parking space (middle space) and garage (1st on the left) which passes with this ground floor flat. Original stone steps lead to the rear entrance to the flat passing a useful coal/wood store. A further set of steps lead down to the cellars with wrought iron balustrade and outside light. The parking is accessed via the rear service road.

GARAGE

Approached through an up and over door. Pitched roof. Glazed window provides some borrowed natural light

CELLARS

Very large cellars comprising three chambers which are ideal for storage. Power and light supplies connected. Housing the water and gas meters. There is further useful service access beyond situated below the bedrooms and bathrooms.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

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

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 900 years. The Freehold is owned by Ginger Towers Ltd, which is owned by the three flat owners. Council Tax Band C. Solicitors to confirm.

MAINTENANCE

Each flat owner pays £75 per month to control outgoing expenses to common parts. This includes the block insurance. Solicitors to confirm.

Note: We understand the property had a new roof in 2019.

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LOCATION

This very spacious and tastefully presented modernised flat occupies the ground floor of this very attractive period property, built as a single dwelling in the early 1890s and converted some years later. This particular property offers two large king size bedrooms together with a 3rd double bedroom, with a modern en suite shower room and principal modern bathroom. The property enjoys a popular residential location on Clifton Drive South within easy reach of the St Annes Square with its comprehensive shopping facilities and town centre amenities. The beach and foreshore are also within easy walking distance. Transport services are readily available on Clifton Drive with routes into Lytham, St Annes and Blackpool centres. Viewing essential to appreciate the space this property has to offer together with its period features and large private cellar. No onward chain.

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.

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 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 April 2025



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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	

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		
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