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## 36 Old Tarnbrick Way, Kirkham

- Modern Detached Family House
- Central Hallway & Cloaks/WC
- Spacious Through Lounge with Rear Dining Area
- Modern Fitted Dining Kitchen
- Four Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Integral Garage & Block Paved Driveway
- Good Sized Rear Garden
- Viewing Essential
- Freehold, Council Tax Band E & EPC Rating B

**£394,950**

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



[www.johnardern.com](http://www.johnardern.com)



## 36 Old Tarnbrick Way, Kirkham

### GROUND FLOOR

#### ENTRANCE HALLWAY

14'3 x 7'10



Very tastefully appointed Hall approached through a composite outer door with inset obscure double glazed leaded panels. Part panelled walls to the dado rail. Staircase leads off to the first floor with a white spindled balustrade. Useful understair carpeted cloaks/store cupboard with a wall light. Contemporary period style radiator on the inner wall. Attractive engineered Oak flooring. Wall mounted room thermostat. White painted wood panelled doors leading off with new door handles.

#### CLOAKS/WC

5'2 x 2'9



Matching oak flooring. New two piece white suite comprises: Semi concealed Villeroy & Boch WC. Wash hand basin with an offset mixer tap. Period style radiator. Recessed display shelving. Corniced ceiling. Overhead light and extractor fan.

### LOUNGE

15'6 x 12'6



Very well proportioned principal reception room. Three UPVC double glazed opening windows overlook the front garden, all with fitted window blinds. Double panel radiator. Corniced ceiling. Television aerial point. Focal point of the room is a fireplace with a white display surround, raised display hearth supporting an electric wood effect stove. Square arch leading to the rear Dining Area,





## OPEN PLAN REAR DINING AREA

10'2 x 9'9



UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Single panel radiator. Corniced ceiling.

## DINING KITCHEN

20'7 x 12'6



Superb family Dining Kitchen. UPVC double glazed window overlooks the rear garden with two side opening lights and window blinds. UPVC double glazed double opening French doors to the Dining area give direct rear garden access. Matching full length double glazed panels to either side provide further excellent natural light. Excellent range of modern eye and low level cupboards and drawers. Incorporating display shelving. One and a half bowl ceramic sink unit with a centre mixer tap. Set in solid oak working surfaces with matching splash back and concealed downlighting. Matching island unit with further cupboard below and overhead light. Built in appliances comprise: Five ring gas hob with splash back tiling and an illuminated stainless steel extractor canopy above. AEG electric oven and grill.

Integrated microwave above. Integrated fridge/freezer with a matching cupboard front and adjoining pull out larder cupboard. Integrated AEG dishwasher and an Electrolux washing machine, both with matching cupboard fronts. Matching engineered oak flooring throughout. Double panel radiator. Television aerial point. Wall mounted central heating programmer control.



## FIRST FLOOR LANDING

16'4 x 3'9



Central landing approached from the previously described staircase with a matching white spindled balustrade. A Velux

## 36 Old Tarnbrick Way, Kirkham



double glazed opening roof light provides excellent natural light to the Hall, Stairs and Landing areas. Built in airing cupboard houses the hot water cylinder and has pine shelving for linen storage space. Access to the part boarded loft space with a light. Corniced ceiling. Wall mounted central heating programmer control. Contemporary period style radiator. Part panelled walls and white panelled doors leading off.

### BEDROOM SUITE ONE

12'5 x 11'5



Delightful principal bedroom suite. Two UPVC double glazed opening windows overlook the front aspect. Single panel radiator. Corniced ceiling. Matching part panelled walls. Telephone point. Door leading to the En Suite.

### EN SUITE SHOWER ROOM/WC

7'3 x 4'



UPVC obscure double glazed opening window to the side elevation with fitted window blinds. Modern three piece white comprises: Wide step in shower cubicle with sliding glazed doors and a plumbed shower. Pedestal wash hand basin. Low level WC

completes the suite. Inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail. Part tiled walls. Wall mounted shaving point. Mirror fronted bathroom cabinet and display shelving.

### BEDROOM TWO

12'2 x 9'6



Second double bedroom. UPVC double glazed window to the rear elevation with a side opening light and window blinds. Corniced ceiling. Single panel radiator. Telephone point.

### BEDROOM THREE

10'5 x 9'7



Third well presented double bedroom. Double glazed window to the rear elevation with a side opening light. Fitted window blinds. Single panel radiator. Corniced ceiling and feature wall panelling. Television aerial point.

### BEDROOM FOUR

12'10 x 8'10

Fourth larger than average bedroom. UPVC double glazed window to the front aspect with two side opening lights. Fitted window blinds. Single panel radiator. Television aerial point.



## BATHROOM/WC

9'8 x 7'6



UPVC obscure double glazed opening window to the rear elevation with fitted window blinds. Modern four piece white comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Wide step in shower cubicle with folding glazed doors and a plumbed shower. Pedestal wash hand basin with a centre mixer tap. Low level WC. Inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail. Part tiled walls. Wall mounted shaving point. Mirror fronted bathroom cabinet.

## OUTSIDE



To the front of the property is an open plan lawned garden with well stocked side shrub borders and three white blossom trees. An adjoining block paved driveway provides good off road parking and leads directly to the Garage. A stone flagged pathway leads to the front covered entrance with an external wall light. A timber gate and stone flagged pathway leads down the side of the property and provides a useful bin store area.

To the immediate rear is a good sized enclosed garden with a

large stone flagged sun terrace and matching pathways. External wall lights, all weather power points and two outside taps. Kitchen garden areas with raised timber planters. Further lawned and stone chipped areas with inset stepping stone. Stone chipped central patio with a timber pergola style framework. Additional raised timber planters and trellis work. The garden has been well planted and thought out and contains a wide variety of maturing trees, shrubs, roses and climbing plants. Including Silver Birch, White Blossom, Common hornbeam, Rambling Rose, Crabapple and a Blackberry bush. Timber garden shed.



## INTEGRAL GARAGE

16'10 x 8'10

Approached through an up and over door. Light and power connected with a number of power sockets. Display shelving. Rear 'Utility' area with additional plumbing for a washing machine and space for a tumble dryer. Wall mounted Worcester gas central heating boiler. Inner panel door leads directly to the Hallway.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler (fitted 2018) in the Garage serving panel radiators and 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

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £185 per annum is currently levied.

## INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

## LOCATION

Constructed in 2018 by Story Homes this superbly appointed four bedrooomed detached family house is situated on the popular

## 36 Old Tarnbrick Way, Kirkham

Brookwood Park development. Brookwood Park is conveniently placed for both Wrea Green village and Kirkham town centre with its shopping facilities, amenities, primary and secondary schools, including Kirkham Grammar. The M55 motorway access is also within minutes driving distance. Internal viewing essential to appreciate the accommodation this property has to offer together with a good sized rear garden.

### 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

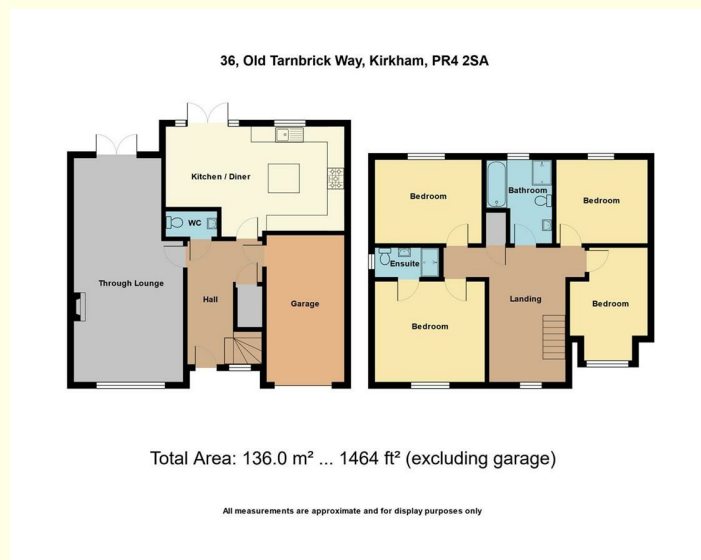
### THE GUILD

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](http://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 January 2025



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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 93        |
| (81-91) B                                   | 84      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |



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