



ESTATE AGENTS • VALUER • AUCTIONEERS



## 1 Coronation Road, Fairhaven

- Stunning Double Fronted Semi Detached Period House
- Yards from Fairhaven Lake & the Beach
- Two Reception Rooms with Bay Windows
- Open Plan Living/Dining Fitted Kitchen
- Four Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Garden to the Front & Attractive Patio Garden to the Rear
- Garage & Good Off Road Parking
- Viewing Essential
- Freehold, Council Tax Band E, EPC Rating D

**£565,000**

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



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





# 1 Coronation Road, Fairhaven

## GROUND FLOOR

### ENTRANCE VESTIBULE

7'3 x 3'3

Attractive central entrance approached through double opening UPVC double glazed French doors. Matching double glazed windows to either side enjoying an outlook over the front garden. Upper stained glass leaded lights have been encapsulated. Porcelain tiled floor. Inner hardwood obscure glazed double opening doors leading to:

### CENTRAL HALLWAY



Spacious Hallway with a matching porcelain wood effect tiled floor. Period style radiator. Corniced ceiling. Staircase leads off to the first floor with a white spindled balustrade. Useful understair store cupboard. Glazed doors leading off to the ground floor rooms.

### LOUNGE

16' into bay x 11'9



Well proportioned Lounge with a UPVC double glazed circular bay window overlooking the front aspect. Upper obscure glazed leaded lights with two top opening lights. Additional obscure, stained glass and leaded double glazed hardwood window to the side elevation. Period style radiator. Television aerial point. Corniced ceiling. Telephone/internet point. Focal point of the room is an attractive fireplace with a stone display surround, raised hearth and inset supporting a gas coal effect living flame fire.



### DINING ROOM

17'3 into bay 11'9



Second very well proportioned reception room. UPVC double glazed bay window also overlooks the front garden with a feature fitted curved window seat below. Upper obscure leaded lights have been encapsulated. Number of opening lights. Corniced ceiling. Period style radiator.

### OPEN PLAN LIVING/DINING KITCHEN



Stunning open plan L shaped family entertaining Dining Kitchen with additional Living Area.

## DINING KITCHEN AREA

30'9 x 8'9



UPVC double glazed window overlooks the rear 'courtyard' patio garden with a top opening light and fitted window shutters. Excellent range of handpainted bespoke eye and low level cupboards and drawers. Carron Phoenix ceramic sink unit with a centre mixer tap set in granite working surfaces with matching splash back. Matching peninsular breakfast bar. Built in appliances comprise: Rangemaster Professional Deluxe cooking range with a five ring induction hob with an electric double oven and grill below. Illuminated extractor canopy above. Integrated Bosch fridge and separate freezer, both with matching cupboard fronts. Bosch integrated dishwasher, again with a matching front. Matching porcelain wood effect tiled floor throughout. Number of inset ceiling spot lights. Wall mounted column radiator. Feature UPVC obscure double glazed stained glass and leaded picture window to the rear aspect provides a lovely natural light to the Kitchen.



To the central Dining/Living area are two built in handcrafted store cupboards to either side of the fireplace with a Gazco gas living flame log effect stove. Aerial point and power socket above for a wall mounted television. UPVC double glazed window to the side elevation with a top opening light and fitted shutters. Square arch leads to the continuing Living Area.

## LIVING AREA

10'8 x 9'7



UPVC double glazed window to the rear elevation with two side and a top opening light. Matching window shutters. Porcelain wood effect tiled floor continues. UPVC double glazed double opening French doors overlook and give direct access to the rear garden.

## FIRST FLOOR LANDING

16'4 x 7'3

Tastefully presented central Landing approached from the previously described staircase with a matching white spindled balustrade. UPVC obscure double glazed stained glass window with a top opening light to the rear aspect, provides excellent natural light to the stairs and landing areas. Corniced ceiling. White panelled doors leading off.

## BEDROOM SUITE ONE

14' x 11'9



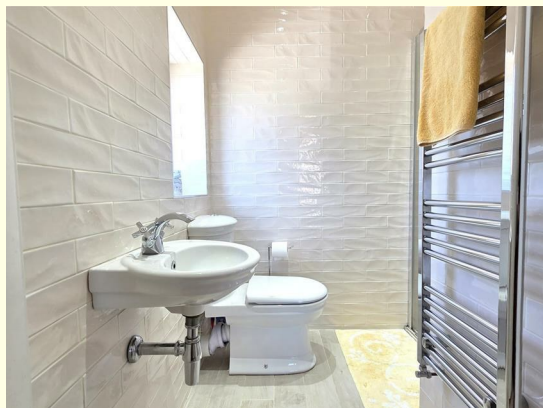
Impressive principal en suite double bedroom. UPVC double glazed bay window overlooks the front aspect with views along Coronation Road. Upper obscure leaded lights with a side and two top opening lights. Curved double panel radiator below. Picture rails. Television aerial point. Fitted double wardrobe. Matching double opening doors reveal the En Suite.



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**EN SUITE SHOWER/WC**  
8'5 into shower x 4'10



**BEDROOM TWO**  
16'9 into bay x 8'9 plus wardrobes



Second good sized fitted double bedroom. UPVC double glazed bay window overlooks the front of the property. Upper obscure leaded lights. Side and two top opening lights. Curved double panel radiator below. Picture rails. Television aerial point. Bank of three fitted double wardrobes with storage above.

**BEDROOM THREE**  
9' x 8'8



(max L shaped measurements) UPVC obscure double glazed opening window to the side elevation with a tiled display sill. Modern three piece white suite comprises: Good sized shower cubicle with a hinged glazed door, plumbed overhead shower and additional hand held shower attachment. Wash hand basin with a centre mixer tap. Low level WC. Tiled walls and a porcelain tiled floor. Access to loft space. Three inset ceiling spot lights and extractor fan. Heated chrome ladder towel rail.

Third bedroom currently furnished as a 1st floor sitting room. UPVC double glazed window to the rear elevation with a central top opening light. Picture rails. Period style radiator. Two large built in wardrobes, one houses the Baxi combi gas central heating boiler.

#### BEDROOM FOUR/STUDY

7'5 x 6'10



Fourth single bedroom currently used as a home study. UPVC double glazed window to the front elevation with two side and a central top opening light. Upper obscure leaded lights have been encapsulated. Single panel radiator. Telephone point.

#### BATHROOM/WC

11'9 x 7



Superb nicely decorated modern family bathroom comprising a three piece white suite. UPVC obscure double glazed window to the rear elevation with a top opening light. Freestanding 'claw & ball' bath with a centre mixer tap and hand held shower attachment. Pedestal wash hand basin with a centre mixer tap. Low level WC completes the suite. Dado rails. Period style radiator incorporating a towel rail. Ceiling extractor fan. Porcelain wood effect tiled floor. Double doors reveal a very useful 'Utility' cupboard with plumbing for a washing machine and space for a condensing tumble dryer above. Shelf above for linen storage.



#### CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler (approx 6-7 years old) in Bedroom Three serving panel radiators and giving instantaneous domestic hot water.

#### DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED, many of which have the original stained glass work encapsulated.

#### OUTSIDE



To the front of the property is a wide walled garden approached through double opening gates. The garden has been laid to lawn with stone chipped borders and inset shrubs and trees. A block paved driveway provides excellent off road parking and leads to the front entrance vestibule and along the side of the house to the Garage. Security lighting.

To the immediate rear is a delightful rear L shaped patio style enclosed walled and fenced garden. Attractively blocked paved with a number of garden lights and security lighting and enjoying a south easterly facing aspect. Outside tap.

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## GARAGE

17'8 x 7'8

Approached through a up and over door. Pitched and tiled roof. Power and light connected. Fitted eye and low level cupboards and drawers. Side personal door to the rear garden.

## TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. 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>

## LOCATION

This very attractive four bedroomed double fronted semi detached period family house enjoys a highly sought after residential location in Fairhaven just off Clifton Drive. Just a short stroll to Granny's Bay and Fairhaven Lake with its many leisure and sporting attractions. Transport services run along Clifton Drive to both Lytham and St Annes town centres with their comprehensive shopping facilities, restaurants and bars. The property is within walking distance to AKS Independent Primary and Senior Schools. Ansdell Primary and Lytham High School are also within an easy walk across Royal Lytham Golf Course. An early inspection is strongly recommended to appreciate the superbly presented accommodation this property has to offer.

## 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)

## 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 May 2025



Total Area: 150.5 m<sup>2</sup> ... 1620 ft<sup>2</sup>

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

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

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

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	78

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		
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