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## 62 Stubblefield Drive, St Annes

- Well Planned Modern Mid Mews House
- Entrance Vestibule & Lounge
- Fitted Dining Kitchen & Cloaks/WC
- Two 1st Floor Double Bedrooms
- 1st Floor Bathroom/WC
- 2nd Floor Principal Bedroom with En Suite Shower/WC
- South Facing Rear Garden
- Allocated Parking Space
- Close Walking Distance to the Beach & Promenade
- Freehold, Council Tax Band C & EPC Rating B

**£210,000**

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



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



## 62 Stubblefield Drive, St Annes

### GROUND FLOOR

#### ENTRANCE VESTIBULE

1.60m x 1.09m (5'3" x 3'7")

Approached through a composite outer door with inset obscure double glazed panels. Single panel radiator. Overhead light.

#### LOUNGE

4.45m x 3.61m (14'7" x 11'10")

Good sized principal reception room. UPVC double glazed window overlooks the front aspect with a side opening light and fitted window blinds. Wall mounted room thermostat. Panel radiator. Useful under stair cloaks/store cupboard. White panelled door leading to the Inner Hall.



#### INNER HALLWAY

2.18m x 1.42m (7'2" x 4'8")

Turned staircase leads off to the first floor with a white spindled balustrade. White panelled doors leading off to the Cloaks/WC and Dining Kitchen.

#### CLOAKS/WC

1.32m x 1.09m (4'4" x 3'7")

Two piece modern white suite comprises: Ideal Standard pedestal wash hand basin with a centre mixer tap and splash back tiling. Low level WC. Single panel radiator. Wall light. Laminate wood effect flooring. Overhead light and ceiling extractor fan.

#### DINING KITCHEN

3.58m x 2.67m max (11'9" x 8'9" max)

(max L shaped measurements) UPVC double glazed window overlooks the south facing rear garden. Side opening light. UPVC double glazed double opening French doors give direct rear garden access. Range of eye and low level cupboards and drawers. Leisure stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in roll edged laminate working surfaces. Built in appliances comprise: Four ring gas hob with a brushed chrome splash back. Illuminated extractor canopy above. Electrolux electric oven and grill. Integrated fridge/freezer. Integrated slimline Zanussi dishwasher and Zanussi washing machine, both with matching cupboard fronts. Concealed wall mounted Ideal Logic combi gas central heating boiler. Double panel radiator. Wood effect laminate flooring to the Kitchen area and carpeted to the Dining area.



### FIRST FLOOR LANDING

3.20m x 1.78m (10'6" x 5'10")

Approached from the previously described staircase with a white spindled balustrade. Continuing staircase to the 2nd floor en suite bedroom. Single panel radiator. White panelled doors leading off.

#### BEDROOM TWO

3.56m x 3.18m (11'8" x 10'5")

Second good sized double bedroom. Two UPVC double glazed windows overlook the front of the property. Both with side opening lights and window blinds. Single panel radiator. Overhead light.



#### BEDROOM THREE

3.58m x 2.64m (11'9" x 8'8")

Third double bedroom. UPVC double glazed window to the rear elevation with two side opening lights. Single panel radiator.



#### BATHROOM/WC

2.36m x 1.65m (7'9" x 5'5")

Family three piece modern white suite comprises: Panelled bath with a centre mixer tap. Ideal Standard pedestal wash hand basin with a centre mixer tap and wall mirror above. Low level WC. Wall mounted bathroom cabinet. Single panel radiator. Part tiled walls. Overhead light and ceiling extractor fan.



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## SECOND FLOOR LANDING

0.91m x 0.94m (3' x 3'1)

With a matching white spindled balustrade. Door reveals a useful built in store cupboard. White panelled door leading to:

## BEDROOM SUITE ONE

3.89m x 2.57m (12'9 x 8'5)

(plus dormer reveal 4'4 x 3'7) Principal double bedroom with a UPVC double glazed dormer window overlooking the front elevation. Side opening light and fitted window blind. Double panel radiator. Access to the good sized loft space. Wall mounted room thermostat. Door leading to the En Suite.



## EN SUITE SHOWER ROOM/WC

3.43m x 1.47m (11'3 x 4'10)

Double glazed pivoting roof light to the rear elevation. Three piece modern white suite comprises: Step in shower cubicle with a folding glazed door and a plumbed shower. Ideal Standard pedestal wash hand basin with a centre mixer tap and wall mirror above. Low level W/C completes the suite. Double panel radiator. Part tiled walls. Overhead light and wall mounted extractor fan.



## OUTSIDE

To the front of the property is a small open plan garden area laid with stone chippings for ease of maintenance. The property has an allocated parking space which passes with this property together with a shared 2nd car parking space (shared with 60 Stubblefield Drive, Solicitor to confirm). External gas and electric meters.

To the immediate rear is an enclosed garden enjoying a sunny South facing aspect. With a porcelain tiled patio area and a rear artificial lawn. Timber garden store. Garden tap. Timber gate gives access to a rear pedestrian service pathway.



## CENTRAL HEATING (COMBI)

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

## DOUBLE GLAZING

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

## TENURE FREEHOLD/COUNCIL TAX

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

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts.

A figure of £150.43 per year is currently levied.

The property has a NHBC guarantee with 6 years remaining.

## INTERNET CONNECTION

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

## LOCATION

This well planned three bedroomed modern mews house, was constructed in 2021 by Persimmon Homes and is situated on the popular Coastal Dunes development. Stubblefield Drive is well placed for both St Annes and Blackpool town centres with transport services readily available nearby on Clifton Drive North. Squires Gate train station is also within easy reach as is the M55 motorway access. The beach and Blackpool promenade are both within walking distance. Internal viewing recommended to appreciate the accommodation this property has to offer which is set over three floors, ideal for first time buyers, families, investors or purchasers looking for a 2nd home close to all Lytham St Annes and Blackpool have to offer.

# 62 Stubblefield Drive, St Annes

## 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 June 2025

## 62, Stubblefield Drive, Lytham St Annes, FY8 2FR



Total Area: 84.1 m<sup>2</sup> ... 905 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(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		
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