



ESTATE AGENTS • VALUER • AUCTIONEERS



30 Langton Lane, Wrea Green

- Modern Detached Family House
- Delightful Front Outlook of the Landscaped Pond
- Lounge & Open Plan Fitted Dining Kitchen
- Utility Room & Cloaks/WC
- Four Double Bedrooms
- Modern En Suite Shower/WC & Bathroom/WC
- Landscaped Gardens to the Rear
- Integral Garage & Good Off Road Parking
- Viewing Essential
- Freehold, Council Tax Band E & EPC Rating B

£419,950

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



www.johnardern.com



30 Langton Lane, Wrea Green

GROUND FLOOR



Covered front entrance with an external wall mounted coach light.

HALLWAY 15' x 6'3



Approached through a composite outer door with an inset obscure double glazed panel. Adjoining double glazed opening window to the front elevation provides excellent natural light to the Hall and Stairs. Single panel radiator. Staircase leads to the first floor with a white spindled balustrade. Understair store cupboard with an internet point. Wood effect ceramic tiled flooring throughout. Two overhead lights. Wall mounted central heating programmer control. Panelled doors leading off.

CLOAKS/WC

5'4 x 2'9



Two piece modern white suite. Semi concealed low level WC with dual flush. Wash hand basin with an offset mixer tap. Tiled walls. Single panel radiator. Matching wood effect tiled floor. Overhead light and ceiling extractor fan.

LOUNGE

17'3 x 10'7



Well proportioned and nicely decorated reception room. UPVC double glazed walk in square bay window overlooks the attractive front aspect. Two central side opening lights and fitted window blinds. Two single panel radiators. Television aerial point. Telephone point.



OPEN PLAN DINING KITCHEN 21' x 9'4



Superb family Dining Kitchen. To the Kitchen area is a double glazed window overlooking the rear garden, with two side opening lights. Good range of modern eye and low level cupboards and drawers. Franke one and a half bowl stainless steel sink unit set in working surfaces with matching splash back and concealed down lighting. Low level kick space plinth lighting. Built in appliances comprise: A wide AEG five ring electric induction hob with glazed splash back. Stainless steel illuminated extractor canopy above. AEG electric double oven and grill. AEG microwave oven above. Integrated fridge/freezer and an integrated AEG dishwasher, both with matching cupboard fronts. Inset ceiling spot lights and extractor fan. Double panel radiator. Matching wood effect tiled flooring, UPVC double glazed Bi Folding doors to the Dining area overlook and give direct access to the rear garden. Door to the Utility.



UTILITY ROOM 9'4 x 5'5



Very useful separate Utility. Matching low level cupboards. Franke stainless steel single drainer sink unit with a centre mixer tap set in matching work surfaces with splash back tiling. Integrated Electrolux washer/dryer. Overhead

30 Langton Lane, Wrea Green



light and extractor fan. Single panel radiator. Matching tiled floor. Composite outer door with an inset obscure double glazed panel leads to the rear garden. Internal door to the INTEGRAL GARAGE.

FIRST FLOOR LANDING

10'3 x 6'7



(max L shaped measurements) Approached from the previously described staircase with a matching balustrade. Access to loft space. Wall mounted central heating programmer control. Built in cupboard houses a Stelflow hot water cylinder. Matching white panelled doors leading off.

BEDROOM SUITE ONE

12'9 x 10'1



Nicely decorated principal en suite double bedroom. UPVC double glazed window enjoys an outlook to the front elevation with landscaped pond views. Two side opening lights. Single panel radiator. Television aerial point. Door to the En Suite.

EN SUITE SHOWER ROOM/WC

6'8 x 6'7 into shower



UPVC obscure double glazed opening window to the front elevation. Fitted roller blind and tiled display sill. Three piece modern suite comprises: Wide step in shower cubicle with glazed sliding doors and an overhead plumbed shower with additional hand held shower. Wall hung vanity wash hand basin with a centre mixer tap and drawer below. Large fitted wall mirror above with a wall mounted shaving point. Semi concealed low level WC. Chrome heated ladder towel rail. Three inset ceiling spot lights and extractor fan. Wood effect tiled floor. Tiled walls.

BEDROOM TWO

12'9 x 9'3



Second double bedroom. UPVC double glazed window to the front elevation with two side opening lights and window blinds. Single panel radiator. Television aerial point. Built in store cupboard.

BEDROOM THREE

11'8 x 10'1



Third good sized double bedroom. Double glazed window to the rear aspect with two side opening lights. Single panel radiator. Television aerial point.

BEDROOM FOUR

12'1 x 8'6



Fourth larger than average bedroom. Double glazed window to the rear aspect with two side opening lights and fitted roller blind. Single panel radiator.

BATHROOM/WC

8'2 x 7'4



UPVC obscure double glazed opening window to the rear elevation. Fitted roller blind and tiled display sill. Four piece modern suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment.

Corner step in shower cubicle with glazed curved sliding doors and an overhead plumbed shower with additional hand held shower. Wall hung vanity wash hand basin with a centre mixer tap and drawer below. Large fitted wall mirror above. Semi concealed low level WC completes the suite. Chrome heated ladder towel rail. Four inset ceiling spot lights and extractor fan. Wood effect tiled floor. Tiled walls.

OUTSIDE



To the front of the property is an open plan lawned garden with a front shrub border. An adjoining wide block paved driveway provides good off road parking and leads to the Garage. A stone flagged and stone chipped pathway leads down the side of the house providing a useful bin store area, with timber gate leading to the rear garden. External gas and electric meters.

To the immediate rear is a superb enclosed family garden which has been attractively landscaped. Two stone flagged patio areas, one to the rear of the house and one to the side of the garden. Matching stone flagged pathways. Lawned garden with side stone chipped borders with inset shrubs. Two corner raised flower beds. External all weather power point and lighting.



INTEGRAL GARAGE

18'1 x 8'8

Good sized single Garage approached through an up and over door. Power and light connected. Wall mounted Vaillant gas central heating boiler. Internal door leading to the Utility Room.

30 Langton Lane, Wrea Green

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Vaillant boiler 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 £205 per annum is currently levied. (vender to confirm)

INTERNET CONNECTION

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

LOCATION

Delightfully appointed modern four bedroomed detached house was constructed in 2019 by Story Homes on this small development known as Willows Edge, situated in the heart of arguably one of the counties finest traditional villages. With its centre 'Village Green' together with duck pond and cricket square with adjoining Primary School and the well known pub and restaurant 'The Grapes'. Lytham St Annes, Kirkham, Preston, Blackpool are all within a very short travelling distance and there is easy access onto the M55 motorway. Internal and external viewing recommended.

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 June 2025

30, Langton Lane, Ribby With Wrea, PR4 2FD



Total Area: 110.4 m² ... 1189 ft² (excluding garage)

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

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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.