



ESTATE AGENTS • VALUER • AUCTIONEERS



## 35 Croft Manor Mason Close, Freckleton

- 1st Floor Purpose Built Retirement Flat
- In the Heart of Freckleton Village
- Local Shops and Transport Services Available Nearby
- Lift & Stairs to the 1st Floor
- Hallway & Utility Cupboard
- Spacious Lounge
- Modern Fitted Kitchen
- Two Bedrooms & Modern Shower Room/WC
- Double Glazing & Electric Heating
- Leasehold, Council Tax Band B & EPC Rating C

**£93,950**

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



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





## 35 Croft Manor Mason Close, Freckleton

### GROUND FLOOR

#### COMMUNAL ENTRANCE

With security entryphone system. Tastefully appointed and well maintained communal Hallway. Stairs and lift to the first floor.



#### RESIDENTS LOUNGE

Spacious communal Lounge with Kitchenette leading off. There is an active residents association organising various activities.



### FIRST FLOOR

#### PRIVATE ENTRANCE

##### HALLWAY

3.43m x 2.92m max (11'3 x 9'7 max)

Spacious L shaped Hall. Wall mounted entryphone handset. Access to the boarded loft space with a pull down ladder and light. Decorative corniced ceiling with two overhead lights. Matching white panelled doors leading off.

##### UTILITY CUPBOARD

1.65m x 0.84m (5'5 x 2'9)

Very useful built in cupboard with power and light connected. Plumbing and space for a washing machine if a new purchaser didn't want to use the communal Laundry facilities. Gledhill hot

water cylinder. Circuit breaker fuses and electric meter. Display shelf.

#### LOUNGE

5.03m x 2.84m (16'6 x 9'4)

Spacious principal reception room. UPVC double glazed window to the front elevation with two side opening lights. Decorative corniced ceiling. Two wall lights. Slimline electric night storage heater. Television aerial point. Focal point of the room is a fireplace with a display surround, raised marble hearth and inset. Folding doors lead to the adjoining Kitchen.



#### KITCHEN

3.18m x 1.78m (10'5 x 5'10)

Good sized fitted Kitchen with a range of eye and low level cupboards and drawers. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in roll edged laminate working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Hotpoint four ring electric hob. Illuminated extractor above. Beko electric oven. Space for a microwave above. Space for a fridge and freezer. Corniced ceiling.



# 35 Croft Manor Mason Close, Freckleton



## BEDROOM ONE

**3.99m x 2.90m min plus wardrobe (13'1 x 9'6 min plus wardrobe)**  
Good sized principal double bedroom. UPVC double glazed window to the front elevation with a side opening light. Corniced ceiling. Two wall lights. Excellent range of fitted bedroom furniture comprises: Three double wardrobes with two inset mirrored panels. Overbed storage and two matching bedside units. Wide kneehole dressing table with drawers to either side. Sunhouse electric night storage heater.



## BEDROOM TWO

**3.81m x 2.03m (12'6 x 6'8)**  
Second bedroom currently used as a separate Dining Room. Double glazed window to the front elevation with a side opening light. Sunhouse electric night storage heater. Corniced ceiling with an overhead light and two wall lights.



## SHOWER ROOM/WC

**2.54m x 1.63m (8'4 x 5'4)**  
Good sized modern bathroom with a three piece white modern suite. Corner step in shower cubicle with curved glazed sliding doors and an Aqualisa electric shower. Vanity wash hand basin with a centre mixer tap and cupboard below. Wall mirror above. Low level WC completes the suite. Corniced ceiling with inset ceiling spot lights and an extractor fan. Heated electric chrome ladder towel rail. Ceramic tiled walls.



## ELECTRIC HEATING

The property enjoys the benefit of electric heating from a number of night storage heaters.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 125 years (90 years remaining) subject to an annual ground rent included in the annual service charge. Council Tax Band B

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £139 per month is currently levied. Inclusive of buildings insurance, water rates and the ground rent. (Solicitors to confirm)

## LAUNDRY ROOM

The development has a communal laundry room on the ground floor with sink unit and four washing machines and three tumble dryers.

## GUEST SUITE

A 1st floor guest suite is available which is ideal for relatives or friends staying which includes a double bedroom and en suite facilities. The booking of the guest suite is via the House Manager.

## NOTE

We understand pets are not allowed. Lettings are allowed - Solicitors to confirm

## OUTSIDE

Croft Manor is set in well maintained communal gardens with residents parking available.

## INTERNET CONNECTION

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

# 35 Croft Manor Mason Close, Freckleton

## LOCATION

Croft Manor is a delightful purpose built sheltered development constructed in the late 1990's and situated in the heart of Freckleton within easy reach of the Village centre with its number of local shops and amenities. Local transport services are readily available with routes into Lytham St Annes, Warton and Preston. An internal viewing is essential to appreciate the tastefully appointed and spacious accommodation that this 1st floor two bed roomed retirement apartment has to offer.

## 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](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 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](http://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

### 35, Croft Manor, Mason Close, Freckleton, PR4 1RG



Total Area: 57.1 m<sup>2</sup> ... 615 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			
(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		75	80
		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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