



ESTATE AGENTS • VALUER • AUCTIONEERS



12 First Avenue, Wrea Green

- Delightful Semi Detached House
- In the Heart of Wrea Green Village
- Side Entrance Hallway
- Full Width Lounge
- Dining Kitchen & Conservatory
- Two Fitted Double Bedrooms
- Modern Shower Room/WC
- Gardens to the Front & Rear
- Garage, Driveway for Off Road Parking & Car Port
- No Onward Chain, Freehold, Council Tax Band C & EPC Rating D

£249,950

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



www.johnardern.com



12 First Avenue, Wrea Green

GROUND FLOOR

SIDE ENTRANCE

HALLWAY

1.91m x 1.30m (6'3" x 4'3")

Approached through a UPVC outer door with an inset obscure double glazed panel providing excellent natural light to the Hall and Stairs. Double panel radiator. Staircase leads off to the first floor with a side hand rail. Pine panelled doors leading off.

LOUNGE

4.57m x 3.38m (15' x 11'1")

Spacious full width principal reception room. UPVC triple glazed oriel bay window overlooks the front garden with two side opening lights and curtains. Deep display sill and fitted vertical window blinds. Corniced ceiling. Double panel radiator. Television aerial point. Focal point of the room is a fireplace with a wooden display surround, raised marble effect hearth and inset supporting an electric coal effect fire.



DINING KITCHEN

4.52m x 4.47m max (14'10" x 14'8" max)

Open plan Dining Kitchen with UPVC double glazed double opening French doors leading directly to the Conservatory. To the Kitchen area are two UPVC double glazed windows to the side and rear aspects. Fitted roller blinds. Eye and low level cupboards and drawer. Single drainer sink unit with a centre mixer tap set in laminate working surfaces with splash back tiling and concealed downlighting. Further canopied spot lights above the sink. Built in appliances comprise: Neff four ring electric

ceramic hob. Blanco illuminated extractor canopy above. Neff electric oven below. Integrated fridge/freezer with a matching cupboard front. Freestanding washing machine. Wall mounted Worcester combi gas central heating boiler (April 2024). To the Dining area is a double panel radiator. Door reveals a useful understair cloaks/store cupboard with an overhead light and shelving. Electric meter and circuit breaker fuse box.



CONSERVATORY

3.56m x 3.23m min (11'8" x 10'7" min)

Good sized UPVC double glazed Conservatory. Double opening French doors overlook and give direct rear garden access. UPVC double glazed windows with a number of top opening lights. Obscure double glazed windows to one side for added privacy. Fitted roller blinds. Pitched and insulated obscure glazed ceiling with an overhead light/ceiling fan. Ceramic tiled floor.



FIRST FLOOR LANDING

2.26m x 1.93m (7'5" x 6'4")

Approached from the previously described staircase with a glazed balustrade. Overhead light. Matching pine panelled doors leading off.

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BEDROOM ONE

4.83m x 3.30m (15'10" x 10'10")

Full width principal double bedroom. UPVC triple glazed oriel bay window overlooks the front elevation with views along First Avenue. Two side opening lights and fitted vertical blinds and curtains. Deep display sill. Single panel radiator. Provisions for a wall mounted TV. Range of fitted bedroom furniture comprises: Two double and a single wardrobe with additional overbed storage. Bedside drawer unit and bedside cupboard. Corner kneehole dressing table with drawers and cupboards below. Fitted wall mirror above. Telephone point.



BEDROOM TWO

4.11m x 2.77m (13'6" x 9'1")

Second good sized double bedroom. UPVC double glazed window overlooking the rear elevation. Two side opening lights, fitted vertical blinds and curtains. Single panel radiator. Fitted double wardrobe and adjoining single wardrobe with shelving. Two additional double wardrobes with a central dressing table and having drawers below. Mirror and cupboard above. Matching bedside drawer unit.



SHOWER ROOM/WC

2.06m x 1.88m (6'9" x 6'2")

UPVC obscure double glazed opening window to the side elevation. Tiled display sill and roller blind. Three piece white suite comprises: Wide shower cubicle with a fixed glazed screen and a plumbed shower. Low level tiled display shelf. Vanity wash hand basin with a centre mixer tap and cupboard below. Roca low level WC completes the suite. Ceramic tiled walls. Pine panelled ceiling with access to the insulated loft. Chrome heated ladder towel rail. Overhead light.



OUTSIDE

To the front of the property is an open plan lawned garden with side flower and shrub borders. An adjoining concrete driveway provides excellent off road parking and leads down the side of the property to the Garage with a fitted CAR PORT 32'6" x 10'5". Having an external all weather power point and external lighting. Garden tap. Aluminum gate leads to the rear garden.

To the immediate rear is a delightful enclosed garden with stone flagged patio areas and pathway. Further stone flagged patio area behind the Garage, also providing a useful bin store area. Side lawn supported by flower and shrub borders. External lighting.



GARAGE

Detached Garage approached through a Securoglide roller door. Power and light connected. Rear personal door leading to storage space.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler installed in April 2024 in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED, with the exception of the Lounge and Front Bedroom which are both triple glazed.

SECURITY

The property has a burglar alarm system.

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TENURE FREEHOLD/COUNCIL TAX

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

LOCATION

This delightful two bedroomed semi detached property is situated in the heart of Wrea Green village within yards to the primary school, village store and The Grapes pub/restaurant which overlooks the Village Green and duck pond. Lytham St Annes, Kirkham, Preston, Blackpool are all within a very short travelling distance and there is easy access onto the M55 motorway. Bus stops are also nearby. An internal and external viewing is essential to appreciate the accommodation this property has to offer together with its delightful cottage style gardens to the front and rear. No onward chain.

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.

Digital Markets, Competition and Consumers Act 2022

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 September 2025

12, First Avenue, Ribby With Wrea, PR4 2WR



Total Area: 90.6 m² ... 975 ft²

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	EU Directive 2002/91/EC	82

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		
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