



ESTATE AGENTS • VALUER • AUCTIONEERS



9 Taylor Close, St Annes

- Modern Detached 'Mayfair' Style Family House
- Constructed by Kensington Developments in 2020
- Hallway & Cloaks/WC
- Lounge & Superb Open Plan Family Dining Kitchen
- Four Good Sized Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Integral Double Garage with Utility Area
- Off Road Parking for Two Cars
- Landscaped Enclosed Rear Garden
- Freehold, Council Tax Band E & EPC Rating B

Offers Over £450,000

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



www.johnardern.com



9 Taylor Close, St Annes

GROUND FLOOR

Covered entrance with an external wall light.

HALLWAY

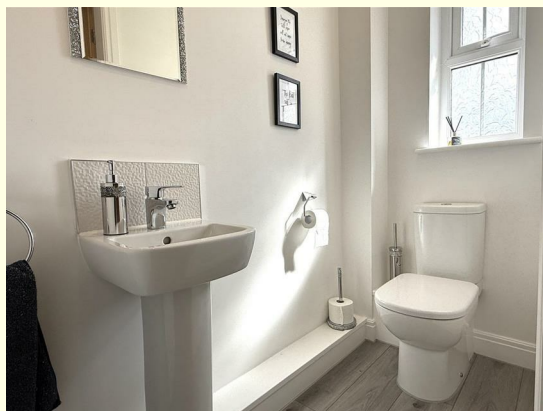
16' x 7'2



Central Hall approached through an outer door with inset obscure double glazed panels. Wood effect laminate flooring. Single panel radiator. Corniced ceiling. Staircase leads to the first floor with a white spindled balustrade. Useful understair cloaks/store cupboard with an overhead light and power point, matching flooring and internet point. Internal door leads to the integral DOUBLE GARAGE.

CLOAKS/WC

6'6 x 3'2



UPVC obscure double glazed window to the front elevation with a top opening light. Modern two piece white suite comprises: Ideal Standard pedestal wash hand basin with a centre mixer tap and splash back tiling. Low level WC. Single panel radiator. Two inset ceiling spot lights. Matching wood effect laminate flooring.

LOUNGE

18'10 into bay x 11'3



Well proportioned and tastefully presented principal reception room. UPVC double glazed square bay window overlooks the front aspect. Two side opening lights and fitted window blinds. Corniced ceiling. Single panel radiator. Two wall lights and an overhead light. Television aerial point. Double opening doors lead to the adjoining Dining Kitchen.



OPEN PLAN DINING KITCHEN

29'2 x 10'9



Most impressive full width open plan family entertaining Dining Kitchen, approached from both the Hallway and Lounge.



To then Dining Area are UPVC double glazed double opening French doors overlooking and giving direct access to the landscaped rear garden. Double panel radiator. Overhead light. Power point for a wall mounted TV. Matching wood effect laminate flooring.

To the Breakfast Kitchen area are two UPVC double glazed windows enjoying an outlook over the rear garden. One with two side opening lights and one with one side opening light. Excellent range of eye and low-level fitted cupboards and drawers. Incorporating two pull out cupboards with additional metal racking. Matching peninsular breakfast bar with further cupboards below. Caple one and a half bowl single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with some splash back tiling. Built in Neff appliances comprise: Four ring electric induction hob with a glazed splash back. Stainless steel illuminated extractor canopy above. Neff electric oven and grill. Combination microwave oven above. Integrated fridge/freezer and dishwasher, both with matching cupboard fronts. Wall mounted central heating programmer control. Matching wood effect laminate flooring. Inset ceiling spot lights and extractor fan. Double panel radiator.



FIRST FLOOR LANDING

13'5 x 8'1



Spacious central Landing approached from the previously described staircase. Matching white spindled balustrade. Built in airing cupboard houses a Heatrae Sadia hot water cylinder. Corniced ceiling and with loft access. Matching doors leading off.

9 Taylor Close, St Annes



BEDROOM SUITE ONE

14'4 x 11'3

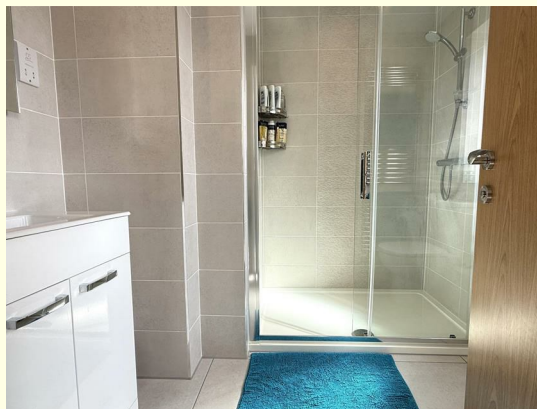


Principal en suite double bedroom. UPVC double glazed window enjoys an outlook to the front elevation. Two side opening lights and fitted 'Night & Day' blinds. Corniced ceiling. Single panel radiator. Bank of fitted wardrobes to one wall with part mirrored sliding doors. Two matching freestanding glass topped bedside drawers. Additional four drawer freestanding unit. Television aerial point. Door to the En Suite.



EN SUITE SHOWER/WC

7'9 x 7'4



UPVC obscure double glazed opening window to the front elevation. Tiled display sill. Three piece modern white suite comprises: Wide shower cubicle with sliding glazed doors and a plumbed shower. Vanity wash hand basin with a centre mixer tap and cupboard below. Illuminated wall mirror above. Wall mounted shaving point. Low level WC completes the suite. Ceramic tiled walls and floor. Three inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail.

BEDROOM TWO

14'5 x 9'10



Second good sized double bedroom. UPVC double glazed window to the front elevation. Two side opening lights and fitted 'Night & Day' blinds. Single panel radiator. Fitted wardrobes with part mirrored sliding doors. Three freestanding drawer units. Wall mounted room thermostat.

BEDROOM THREE

11'4 x 10' plus wardrobes



Third double bedroom. UPVC double glazed window to the rear aspect. Two side opening lights and fitted 'Night & Day' blinds. Single panel radiator. Bank of fitted wardrobes to one wall with sliding doors and a central mirrored panel. Two matching freestanding bedside drawers and additional four drawer unit.

BEDROOM FOUR

11'10 x 9'2 max



Fourth larger than average bedroom. UPVC double glazed window to the rear with a side opening light and fitted 'Night & Day' blinds. Distant view of Blackpool Tower in the background. Single panel radiator.

BATHROOM/WC

7'7 x 6'4



UPVC obscure double glazed window to the rear elevation with a side opening light. Tiled display sill. Three piece modern white suite comprises: Panelled bath with a centre mixer tap, overbath shower and glazed shower screen. Ideal Standard vanity wash hand basin with a centre mixer tap and cupboard below. Illuminated wall mirror above. Wall mounted shaving point. Low level WC. Ceramic tiled walls and floor. Four inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail.

OUTSIDE



To the front of the property is an open plan lawned garden with a side and front flower bed and inset maturing tree. Adjoining block paved driveway provides good off road parking for two cars and leads directly to the double Garage. A pathway leads to the front covered entrance with an external wall light. Timber gates to either side of the property lead directly to the rear garden with stone flagged pathways.

To the immediate rear is a good sized garden which has been attractively landscaped with ease of maintenance in mind. Having a large Indian stone entertaining sun terrace with a side stone chipped area. Inset stone flags and the freestanding plant pot are included in the sale. Contemporary water feature. Garden tap and external all weather power points. An additional stone flagged area to the side with an external wall light provides a useful bin store area with easy access to the Garage and Kitchen.



INTEGRAL DOUBLE GARAGE

19'6 x 19'4 overall

Good sized double garage with a part walled divide. Approached through two electric up and over doors with external motion sensor lights. Internal door leads to the Hallway and the main house. Power and light connected. Plumbing for a washing machine. Space for a tumble dryer and additional fridge/freezer if required. Wall mounted Potterton gas central heating boiler. UPVC obscure double glazed rear personal door leads to the rear garden.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Potterton boiler in the Garage serving panel radiators and domestic hot water.

9 Taylor Close, St Annes

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 £360 per annum is currently levied.

NOTE

The carpets, blinds and light fittings are included in the asking price. The property has an alarm system fitted.

LOCATION



A very tastefully presented four bedroomed detached family house, known as 'The Mayfair' was built in 2020 by well known local builders, Kensington Developments Ltd and is situated on this very popular development known as Richmond Point. The property is conveniently placed for both St Annes and Lytham town centres with their comprehensive shopping facilities, amenities and transport links. Richmond Point is also within a few minutes driving distance to the M55 motorway. Internal viewing essential to appreciate the superbly presented accommodation this property has to offer together with a landscaped rear garden, integral double garage and block paved driveway for off road parking.

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, rightmove.com, onthemarket.com, Email Address: 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.

Digital Markets, Competition and Consumers Act 2022

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 September 2025

9, Taylor Close, Lytham St Annes, FY8 3FW



Total Area: 133.4 m² ... 1435 ft² (excluding garage)

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		93
(81-91) B		84
(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		
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