



ESTATE AGENTS • VALUER • AUCTIONEERS



## 22 Regency Crescent, Kirkham

- Very Tastefully Presented 'Cottage Style' Detached Family House
- Entrance Hall & Cloaks/WC
- Three Reception Rooms & Conservatory
- Modern Breakfast-Kitchen & Utility
- Principal Double Bedroom & En Suite Shower Room/WC
- Three Further Bedrooms & Bathroom/WC
- Gardens to the Front & Rear
- Double Driveway & Double Garage
- Close To Kirkham Grammar School
- Freehold, Council Tax Band F & EPC Rating C

**£415,000**

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



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

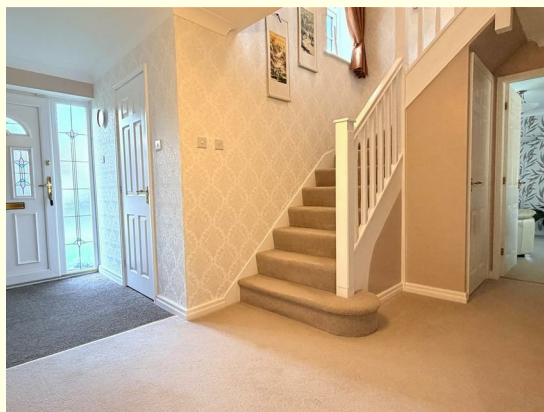


## 22 Regency Crescent, Kirkham

### GROUND FLOOR

#### ENTRANCE HALL

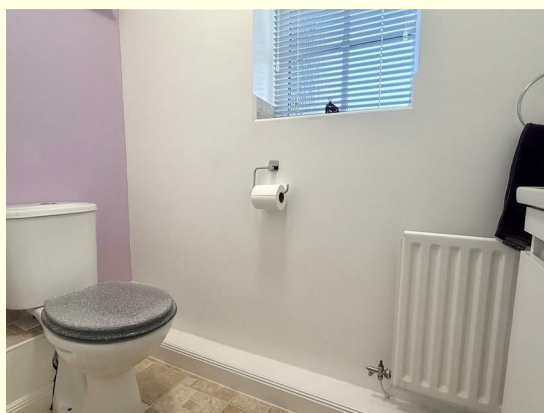
14'6" x 13'



(max 'L' shape measurements) Approached through a uPVC outer door with upper leaded and stained glass panels. Matching side window. Panel radiator. Corniced ceiling. Turned staircase leads off with under stair cloaks/store cupboard.

#### CLOAKS/WC

6'4" x 2'10"



With two piece white suite comprising: vanity wash hand basin with cupboards beneath and centre mixer tap with splash back tiling. Low level WC. Double glazed obscure outer window with top opening light and matching tiled sill. Single panel radiator. Access to the small front loft for storage.

#### LOUNGE

19'7" x 11'9"



Delightfully appointed reception room with double glazed window overlooks the front garden. Double glazed doors and side panelling give access to the conservatory. One double and a separate single panel radiator. Corniced ceiling.

#### CONSERVATORY

12'6" x 12'



Large double glazed conservatory with insulated pitched ceiling, opening window with light and fan. Ceramic tiled floor. Off set double opening, double glazed doors overlook and give access to the family garden. Attractive upper stained glass and leaded panels. Fitted wall lights.



## DINING ROOM

10'8 x 10'4



Second well appointed reception room with double glazed window overlooking the rear garden. Panel radiator. Corniced ceiling.

## STUDY

7'8 x 6'4

With double glazed window overlooking the open plan front garden. Single panel radiator.

## BREAKFAST-KITCHEN

12'7 x 9'9



Recently fitted range of cream shaker style wall and floor mounted cupboards and drawers. Walnut wood block working surfaces with split level 'L' shaped breakfast bar and concealed downlighting. Inset 'Blanco' single drainer white sink unit with chrome mixer tap. Built in appliances comprise: CDA electric automatic fan assisted double oven. Zanussi four ring gas hob in stainless steel surround. Faber illuminated extractor hood above. Built in Bosch dishwasher. Ceiling LED downlights. Two double glazed windows overlook the rear garden and side elevation. Single panel radiator.

## UTILITY

8'5 x 5'2



With matching ceramic floor and part wall tiles. Cream shaker style wall and floor mounted cupboards with laminate working surface. Single drainer sink unit with chrome mixer tap and separate cold filtered water tap. Plumbing facilities for automatic washing machine. Useful side pantry cupboard. Wall mounted Worcester combi gas central heating boiler (Fitted April 2023). Replacement uPVC outer door with upper obscure double glazed panel. Single panel radiator.

## FIRST FLOOR



Approached from the previously described staircase with an arched double glazed opening window on the 1/2 stair giving further light to the hall, stairs and landing.

# 22 Regency Crescent, Kirkham



## LANDING

10'4 x 5'9



With matching balustrade. Panel radiator. Access to the loft via a folding ladder and the loft is part boarded together with power and light supplies, and is fully insulated above max standards.

## BEDROOM SUITE ONE

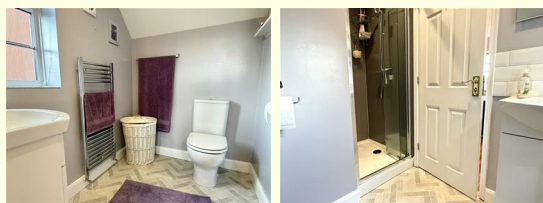
12'8 x 11'8



With walnut effect polished laminate floor. Double glazed window overlooks the rear elevation. Panel radiator.

## EN SUITE SHOWER ROOM/WC

6'5 x 5' plus shower



Three piece white modern suite comprises: step in shower compartment with waterproof panelled walls. Plumbed shower and folding glazed outer doors. Vanity wash hand basin with cupboards beneath and chrome mixer tap and splash back tiling. Wall mounted shaving point. The suite is completed by a low level WC. Chrome heated ladder towel rail. Wall mounted extractor fan. Ceiling LED downlights. Obscure double glazed outer window with top opening light and tiled sill.

## BEDROOM TWO

12'3 x 9'9



Second well proportioned and appointed double bedroom. Double glazed window overlooks the rear garden. Panel radiator.

## BEDROOM THREE

12' x 8'3



Third attractive double bedroom with walnut effect polished laminate floor. Panel radiator. Double glazed window has views of the front elevation.

### BEDROOM FOUR

8'3 x 6'9



Larger than average single bedroom. Double glazed window has views of the rear garden. Panel radiator.

### BATHROOM/WC

8'5 x 8'



(max 'L' measurements) Ceramic floor and part wall tiles. Three piece suite comprises: panelled bath with plumbed shower and concealed wall fittings. Vanity wash hand basin with cupboard beneath and illuminated mirror over. Adjoining shaving point and splash back tiling. The suite is completed by a low level WC. Chrome heated ladder towel rail. Ceiling extractor fan and LED downlights. Useful side store cupboard with power point. Obscure double glazed outer window with opening lights.

### CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (fitted April 2023) serving panel radiators and giving instantaneous domestic hot water.

### DOUBLE GLAZING

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

### OUTSIDE



To the front of the property there is an open plan lawned garden with individual flower and shrub borders. Front security light. Paved pathways surround the property. To the side and rear of the house there are large FAMILY lawned gardens with mature well stocked shrub and flower beds. Raised stone paved sun terrace. External garden tap and lighting. Adjoining the side of the garage there is a kitchen garden.

### OUTSIDE



### DOUBLE GARAGE

17'5 x 16'9

Double brick constructed garage with up & over door and side personal door. Obscure window gives natural light. Power and light supplies connected.

### TENURE FREEHOLD/COUNCIL TAX

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



## 22 Regency Crescent, Kirkham

### LOCATION



This extremely attractive four bedroomed detached 'cottage style' family home was constructed approximately 31 years ago (1994/1995) by Redrow Homes and has been the subject of a massive modernisation plan over the course of the last four years. Situated on this very popular development known as 'St Georges Park' and is situated in a quiet close facing mature woodland with central duck pond. Located 100 yards from a pedestrian access leading directly onto the grounds of Kirkham Grammar School with a short walk through to the school. Kirkham centre with its comprehensive shopping facilities is within close proximity and easy access to the M55 motorway junction. Internal inspection is strongly recommended.

### VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

### INTERNET & EMAIL ADDRESS

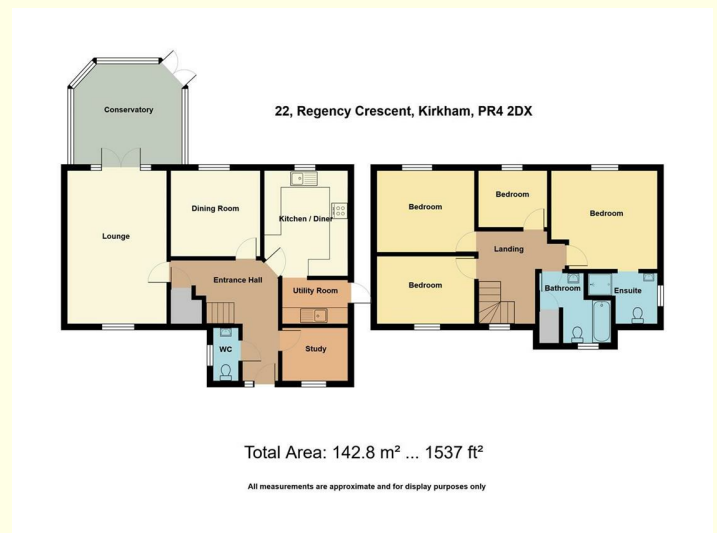
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [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).

### Digital Markets, Competition & Consumers Act 2024

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 January 2026



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

[www.johnardern.com](http://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		
(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	83

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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