



ESTATE AGENTS • VALUER • AUCTIONEERS



## 17 Elder Lane, Kirkham

- Modern Detached 'Hewson' Style Family House
- On the New Heaton Green Development by Story Homes
- Lounge & Superb Full Width Open Plan Living/Dining Kitchen
- Utility Room & Cloaks/WC
- Four Double Bedrooms & Two En Suite Shower Room/WC & Family Bathroom/WC
- Lawned Garden to the Front & Rear
- Integral Garage & Off Road Parking
- Within Easy Reach of Kirkham Town Centre
- No Onward Chain
- Freehold, Council Tax Band F & EPC Rating B

**£382,000**

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



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



## 17 Elder Lane, Kirkham

### GROUND FLOOR

#### HALLWAY

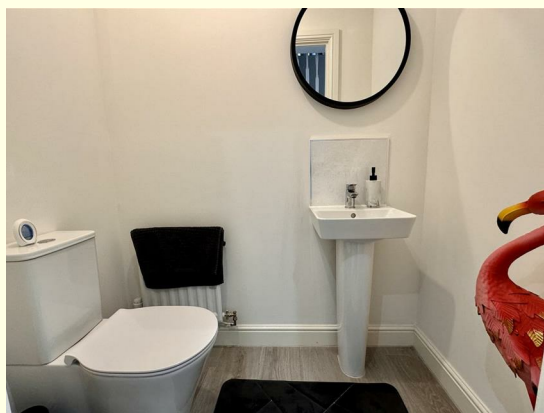
17'7 x 6'6



Spacious hallway approached through an outer door with an inset obscure double glazed panel. Panel radiator. Inset ceiling spot lights. Staircase leads off to the first floor with a white spindled balustrade. Under stair cloaks/store cupboard. Wall mounted central heating programmer control. Attractive wood effect tiled flooring. White panelled doors lead off.

#### CLOAKS/WC

5'4 x 3'3



Matching wood effect tiled floor. Two piece Ideal Standard modern white suite comprises: Pedestal wash hand basin with a centre mixer tap and splash back tile. Low level WC. Single panel radiator. Overhead light and ceiling extractor fan.

### LOUNGE

14'3 x 11'1



Well proportioned reception room. UPVC double glazed window overlooks the front garden with two side opening lights and fitted window blinds. Single panel radiator. Power point for a wall mounted TV. Television aerial point.

### OPEN PLAN LIVING/DINING KITCHEN

28'11 x 11'5 min + bay



Superb full width open plan family Kitchen. To the Kitchen area is a double glazed window overlooking the rear garden. Side opening light and window blinds. Range of eye and low level cupboards and drawers. Franke one and a half bowl single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with matching splash back. Matching peninsular breakfast bar. Built in appliances comprise: AEG four ring induction hob. Stainless steel illuminated extractor above. Twin AEG electric oven and grills. Wine fridge. Integrated fridge/freezer and dishwasher, both with matching cupboard fronts. Double panel radiator. Matching wood effect tiled floor throughout. Inset ceiling spot lights and extractor fan. Utility Room leading off.





Central Dining area with square bay and central double opening UPVC double glazed French doors giving direct access to the rear garden. Matching full length double glazed windows to either side with four top opening lights and integral window blinds.



Spacious Living area. Full length UPVC double glazed window overlooks the rear garden with a top opening light and fitted window blinds. Matching tiled flooring. Inset ceiling spot lights. Television aerial point.

#### **UTILITY ROOM**

**7'5 x 5'4**

Useful separate Utility. Outer door with an inset double glazed panel leads to the side of the property. Matching low level cupboards and side full length cupboard. Franke single drainer sink unit with a centre mixer tap. Matching work tops and splash back. Plumbing for washing machine below. Two inset ceiling spot lights and extractor fan. Single panel radiator. Wood effect tiled floor.

#### **FIRST FLOOR LANDING**

**10'7 x 8'6**



Spacious central landing approached from the previously described staircase. Built in cupboard houses the hot water cylinder. Access to loft space. Single panel radiator. White panelled doors leading off.

#### **BEDROOM SUITE ONE**

**16'4 x 14'5**



Tastefully presented principal double bedroom suite. Double glazed window overlooks the front of the property. Two side opening lights and window blinds. Single panel radiator. Television aerial point. Bank of fitted wardrobes with sliding mirrored doors. Additional double wardrobe with sliding doors. Door to the En Suite.

# 17 Elder Lane, Kirkham



## EN SUITE SHOWER/WC

7'2 x 6'1



Obscure double glazed opening window to the front elevation with a tiled display sill. Three piece modern white suite comprises: Wide step in shower cubicle with sliding glazed doors. Plumbed overhead shower and additional hand held shower attachment. Pedestal wash hand basin with a centre mixer tap. Illuminated mirror above. Low level WC. Ceramic tiled walls and floor. Chrome heated ladder towel rail. Inset ceiling spot lights and extractor fan.

## BEDROOM SUITE TWO

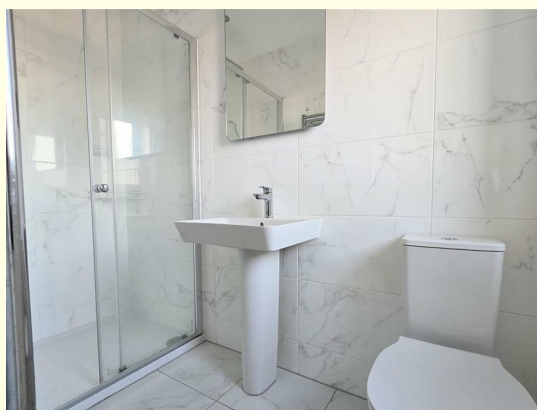
12'6 x 11'1



Second double bedroom with an en suite shower room. Double glazed window overlooks the rear of the property. Side opening light and window blinds. Bank of wardrobes with sliding mirrored doors. Single panel radiator. Door leads to the En Suite.

## EN SUITE SHOWER ROOM/WC

9'2 x 3'10



Obscure double glazed opening window to the rear elevation. Three piece modern white suite comprises: Full width step in shower cubicle with sliding glazed doors. Plumbed overhead shower and additional hand held shower attachment. Pedestal wash hand basin with a centre mixer tap. Illuminated mirror above. Low level WC. Ceramic tiled walls and floor. Chrome heated ladder towel rail. Inset ceiling spot lights and extractor fan.

### BEDROOM THREE

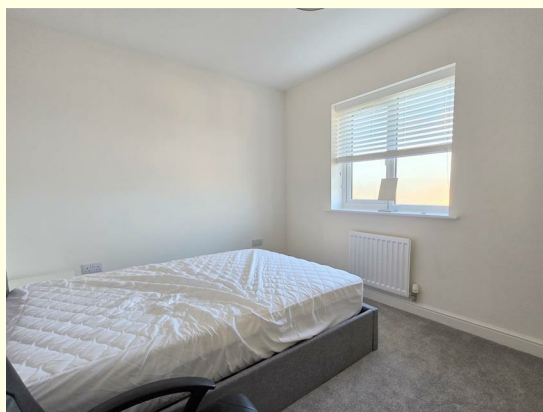
13'3 into reveal x 9'6



Third double bedroom. UPVC double glazed window overlooks the front elevation with two side opening lights. Fitted window blinds. Single panel radiator. Wall mounted central heating programmer control.

### BEDROOM FOUR

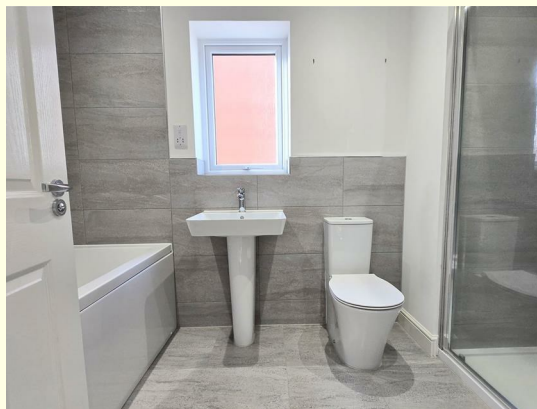
12'5 x 9'3



Fourth good sized bedroom. Double glazed window to the rear aspect with a side opening light and window blinds. Single panel radiator.

### BATHROOM/WC

11'2 x 6'



Principal family bathroom. Obscure double glazed opening window to the side elevation. Four piece modern white suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Wide step in shower cubicle with sliding glazed doors. Plumbed overhead shower and additional hand held shower attachment. Pedestal wash hand basin with a centre mixer tap. Wall mounted shaving socket. Low level WC completes the suite. Part ceramic tiled walls and floor. Chrome heated ladder towel rail. Inset ceiling spot lights and extractor fan.

### OUTSIDE



To the front of the property is a open plan lawned garden with an adjoining block paved driveway providing off road parking for two cars and leads directly to the integral Garage. External wall light. Timber gate gives direct access to the rear garden. External gas and electric meters.

To the immediate rear is an enclosed garden laid to lawn with a stone flagged patio area with matching pathways. External lighting and garden tap.

### GARAGE

20' x 9'5

Integral garage approached through an up and over door. Internal personal door leading the Hallway and main house. Power and light connected. Water meter and consumer unit. Wall mounted Vaillant gas central heating boiler.



# 17 Elder Lane, Kirkham

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Vaillant boiler (installed 2023) in the Garage serving panel radiators and domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames

## TENURE FREEHOLD/COUNCIL TAX

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

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £153 per annum is currently levied.

## LOCATION

This superbly presented four bedroomed detached 'Hewson' style family home was constructed in 2023 by Story Homes. This new development, 'Heaton Green', is situated in the heart of Kirkham with its town centre shopping facilities and amenities, train station, primary and secondary schools all within easy reach. Heaton Green is also very convenient for not only the Fylde Coast but main towns of Blackpool and Preston together with the M55 motorway access being within a close driving distance. An internal and external inspection is strongly recommended to appreciate the accommodation this family property has to offer.

## INTERNET CONNECTION/MOBILE PHONE SIGNAL

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

## 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 May 2024

17, Elder Lane, Kirkham, PR4 3FX



Total Area: 169.7 m<sup>2</sup> ... 1826 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		92
(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	

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		
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