JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS

14 Albany Road, Lytham St Annes

- Semi Detached Family House
- With a Feature Large Walled Family Rear Garden
- Two Reception Rooms & Sun Lounge
- Breakfast Kitchen & Cloaks/WC
- Three Bedrooms
- Bathroom & Separate WC
- Garage & Driveway for Off Road Parking
- No Onward Chain
- Viewing Essential to Appreciate the Potential on Offer
- Freehold, Council Tax Band D & EPC Rating D

£350,000

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

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GROUND FLOOR
Front entrance with two external wall lights.

ENTRANCE VESTIBULE
1.88m x 0.61m (6'2 x 2')
Approached through double opening hardwood outer doors with inset glazed panels. Obscure glazed panels above and to either side of the doors. Tiled floor.

HALLWAY
4.17m x 1.98m (13'8 x 6'6)
Spacious Hall approached through a hardwood inner door with an inset obscure glazed panel. Matching side glazed panels provides good natural light. Fitted sunken mat well. Turned staircase with side balustrade leads to the first floor. Understair gas and electric meter cupboard with circuit breaker fuse box. Corniced ceiling with an overhead light. Telephone point. Double panel radiator. Matching doors leading off.

CLOAKS/WC
1.35m x 1.07m (4'5 x 3'6)
Obscure double glazed leaded window to the side elevation with a top opening light and fitted roller blind. Two piece suite comprises: Wash hand basin with a centre mixer tap and splash back tiling. Strip light above with a shaving point. Low level WC. Single panel radiator. Overhead light.

LOUNGE
4.42m into bay x 3.51m (14'6 into bay x 11'6)
Front reception room with a walk in UPVC double glazed bay window overlooking the front garden. Two top opening lights and fitted roller blinds. Corniced ceiling with an overhead light. Television aerial point. Telephone point. Focal point of the room is a polished wood fireplace with a raised hearth supporting an electric fire and two side glazed displays.

SITTING ROOM WITH DINING AREA
6.15m x 4.06m max (20'2 x 13'4 max)
(max L shaped measurements) Second large full width reception room. Double glazed window to the side aspect with fitted vertical blinds and having a double panel radiator below. Door leads off to the adjoining Kitchen. Corniced ceiling with two overhead lights. Television aerial point. Second double panel radiator. Raised marble inset fireplace with a gas coal effect living flame fire. Aluminium framed double glazed sliding patio doors give direct access to the Sun Lounge. Fitted vertical blinds.

SUN LOUNGE
2.97m x 2.79m (9'9 x 9'2)
With a UPVC double glazed window enjoying an outlook over the feature rear gardens. Two top stained glass opening lights. UPVC double glazed French door giving direct garden access. Additional high level obscure double glazed windows to the side elevation and a pitched insulated glazed ceiling. Double panel radiator. Four wall lights.

BREAKFAST KITCHEN
5.26m x 2.24m (17'3 x 7'4)
Good sized family Kitchen. UPVC double glazed window to the rear elevation and two additional UPVC double glazed windows to the side. All with top opening lights and fitted roller blinds. Good range of eye and low level cupboards and drawers. Incorporating corner display shelving and two illuminated glazed display units. One and a half bowl single drainer sink unit with a centre mixer tap. Set in wood effect laminate working surfaces with splash back tiling and concealed down lighting. Matching fitted peninsular breakfast table. Built in appliances comprise: Electrolux four ring gas hob with a Hotpoint illuminated extractor canopy above. Electrolux electric oven and grill. Space for a fridge/freezer. Plumbing for a washing machine. Space and vent for a tumble dryer. Double panel radiator. Telephone point. Television aerial point. Access to some loft space. Hardwood outer door with inset glazed panels gives direct rear garden access.

FIRST FLOOR LANDING
3.43m x 2.16m (11'3 x 7'1)
Approached from the previously described staircase with a matching balustrade. UPVC obscure double glazed leaded window to the side aspect provides excellent natural light to the Hall, Stairs and Landing areas. Wall mounted room thermostat. Access to the part boarded loft space with a light and pull down ladder. Matching doors leading off to all first floor rooms.

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BEDROOM ONE
4.47m into bay x 2.92m plus wardrobes (14'8 into bay x 9'7 plus wardrobes)
UPVC double glazed walk in bay window overlooks the front elevation. Two top opening lights and fitted roller blinds. Double panel radiator. Television aerial point. Corniced ceiling with inset spot lights. Dado rails. Bank of fitted wardrobes comprising three doubles and two singles. Two matching freestanding bedside cupboards.

BEDROOM TWO
4.06m x 3.53m (13'4 x 11'7)
Second well proportioned double bedroom. Hardwood double glazed window enjoys an outlook to the rear with a central top opening light. Double panel radiator. Television aerial point. Telephone point. Overhead light.

BEDROOM THREE
2.16m x 2.01m (7'1 x 6'7)
Third bedroom currently furnished as a study. UPVC double glazed window overlooks the front aspect with side and top opening lights. Fitted roller blinds. Dado rails. Corniced ceiling and an overhead light. Single panel radiator. Fitted kneehole desk unit with display shelving above.

BATHROOM
2.49m x 2.21m (8'2 x 7'3)
Good sized family bathroom comprising a three piece white suite. Hardwood obscure double glazed window to the rear elevation. Side opening light and fitted roller blind. Corner panelled bath with a centre mixer tap. Plumbed Mira Excel overbath shower with fitted shower curtain. Pedestal wash hand basin. Mirror fronted bathroom cabinets above and a central wall mirror. Bidet completes the suite. Tiled walls and an additional wall mounted mirror fronted cabinet. Heated ladder towel rail. Built in airing cupboard with double opening doors has pine shelving for linen storage and houses a wall mounted Worcester combi gas central heating boiler.

SEPARATE WC
1.65m x 0.71m (5'5 x 2'4)
Hardwood obscure double glazed window to the side elevation with a top opening light. Fitted window blinds. White low level WC. Part tiled walls. Overhead light.

OUTSIDE
To the front of the property is a walled garden which has been stone flagged for ease of maintenance with side tree and shrub borders. An asphalted driveway provides good off road parking and leads down the side of the house to the Garage. Garden tap and side wall light. Wall mounted electric car charging point. Timber gate leads to the rear garden.

To the immediate rear is a superb, larger than average walled garden and due to its length enjoys a sunny aspect. To the rear of the house is a stone flagged patio area and a low level stone wall. External lighting. Step leads down to the extensive lawn with side and inset mature shrub borders. Timber shed. Towards the rear south facing end of the garden is a timber framed summer house with double opening doors and glazed windows. A timber framed pergola with a further stone flagged patio beneath. Second timber garden store.

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GARAGE
Brick garage with a pitched and tiled roof. Approached through an electric up and over door. Obscure glazed windows provide some natural borrowed light.

CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a Worcester combi boiler in the Bathroom serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED with a mixture of UPVC and timber frames.

TENURE FREEHOLD/COUNCIL TAX
The site of the property is held Freehold. Council Tax Band D

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

LOCATION
This spacious three bedroomed semi detached house is situated in a most convenient location within just a few minutes walking distance to Ansdell's thriving shopping facilities on Woodlands Road and having transport services adjacent leading to both Lytham and St Annes centres. Lytham St Annes High School and Ansdell Primary School are within minutes walking distance. The property boasts a large walled family garden to the rear which has to be inspected to be appreciated. Internal and external viewing essential to appreciate the potential this property has to offer. 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

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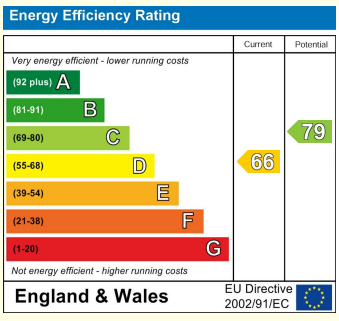
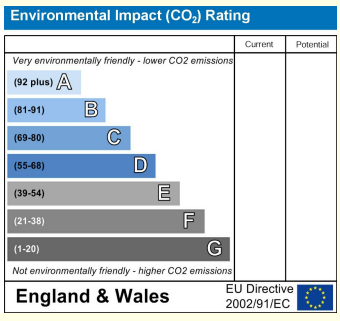
14, Albany Road, St Annes, Lytham St Annes, FY8 4AS

Total Area: 116.8 m² ... 1257 ft²

All measurements are approximate and for display purposes only





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