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







8 Raleigh Close, St. Annes





- End Terraced House
- Standing on a Good Sized Corner Plot with Large Rear Garden
- Ideal for First Time Buyers & Investors
- Lounge
- Dining Kitchen
- Two Bedrooms with Fitted Wardrobes
- Modern Shower Room/WC
- Electric Heating & Double Glazing
- Driveway for Off Road Parking
- Freehold, Council Tax Band B & EPC Rating E

£165,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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GROUND FLOOR

LOUNGE

4.90m x 3.76m (16'1 x 12'4)

Spacious principal reception room approached through a UPVC outer door with inset obscure double glazed panels. Adjoining double glazed window overlooks the front elevation with a side opening light and fitted vertical window blinds. Open tread turned staircase leads to the first floor with side handrail and a ranch style balustrade. Overhead light. Contemporary (approx 2 years old) electric radiator with an integral control panel. Inner door leading to the Kitchen.





DINING KITCHEN

3.76m x 2.79m (12'4 x 9'2)

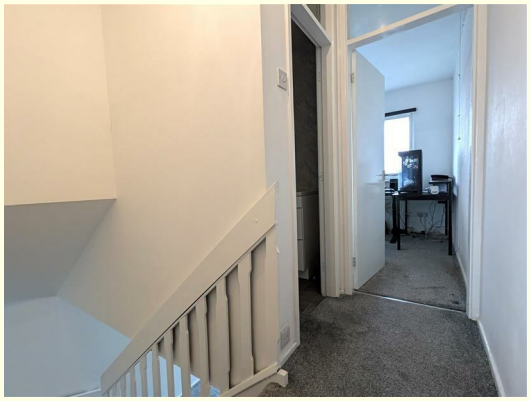
Two double glazed windows overlook the large rear garden, one with a side opening light. Central UPVC outer door with inset obscure double glazed panels gives direct garden access. Eye and low level cupboards and drawers. Stainless steel one and a half bowl sink unit with a centre mixer tap. Laminate working surfaces with splash back tiling. Montpelier slide in electric cooker with four ring electric ceramic hob. Space for a fridge/freezer. Space and plumbing for a washing machine. Overhead ceiling strip light. Modern electric panel radiator.



FIRST FLOOR LANDING

1.96m x 0.84m (6'5 x 2'9)

Central landing approached from the previously described staircase. Overhead light. Access to the loft space. White doors leading off.



BEDROOM ONE

3.10m plus wardrobes x 2.77m (10'2 plus wardrobes x 9'1)

Principal double bedroom. Double glazed window overlooks the rear of the property with a side opening light. Bank of three fitted double wardrobes to one wall. Overhead light. Contemporary electric radiator.

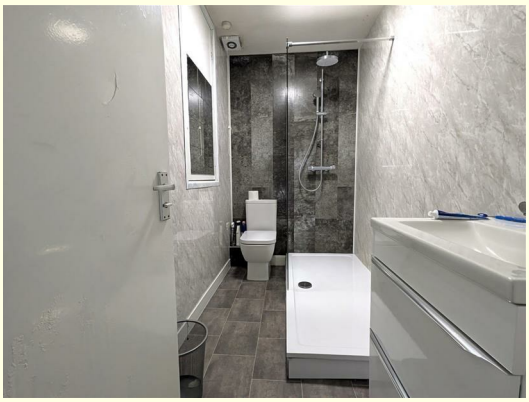


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BEDROOM TWO
3.10m plus wardrobes x 2.39m plus reveal (10'2 plus wardrobes x 7'10 plus reveal)
Second good sized bedroom with a double glazed window overlooking the front aspect. Side opening light. Two fitted double wardrobes to one wall. Overhead light. Contemporary electric radiator.



SHOWER ROOM/WC
2.69m x 1.40m (8'10 x 4'7)
Modern three piece white suite comprises: Wide shower with a fixed glazed screen, plumbed overhead shower and additional hand held shower attachment. Vanity wash hand basin with a centre mixer tap and drawers below. Low level WC completes the suite. Overhead light. Chrome electric heated ladder towel rail. Splashproof wall panelling. Built in airing cupboard houses a Gledhill hot water cylinder (approx 2 years old).



OUTSIDE
To the front of the property is an open plan garden, block paved for ease of maintenance and leading to the front covered entrance. A side stone flagged and stone chipped driveway provides off road parking and leads down the side of the house with double opening gates leading to the rear. External electric meter cupboard.

To the immediate rear is a very good sized garden which is currently stone flagged but offers great potential for future landscaping by a new purchaser.



DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED

ELECTRIC HEATING
The property electric heating from a number of modern electric panel radiators with integral programmer controls and a Gledhill hot water cylinder in the Shower Room for domestic hot water. The radiators and hot water cylinder are approximately 2 years old. The radiators can also be controlled via a smart phone app.

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

LOCATION
This two bedroomed end terraced house is located on a small cul de sac just off Frobisher Drive which is approached from either Leach Lane or Highbury Road East, within easy reach of both Old Links Golf Course and St Annes Cricket Club. The beach at St Annes is also a short drive away. Bus routes are available nearby with routes into St Annes Square, Lytham and Blackpool town centres with their comprehensive shopping facilities and amenities. An internal inspection is recommended to appreciate the potential this property has to offer which is ideal for first time buyers and investors and benefits from a large rear garden and off road parking.

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.

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8, Raleigh Close, Lytham St Annes, FY8 2SE

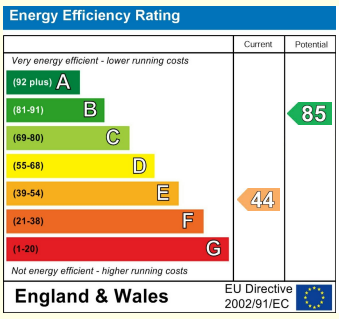


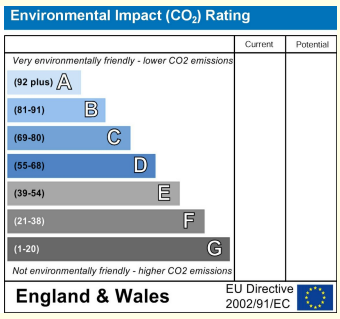
Total Area: 58.2 m² ... 627 ft²

All measurements are approximate and for display purposes only

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