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## Holme Dene 55 Glen Eldon Road, St. Annes

- Detached 1920'S Family Home
- Conservatory Entrance & Entrance Hall
- Two Reception Rooms
- Modern Breakfast Kitchen & Utility
- Dining Room/Bedroom Four & Shower Room/WC
- Three First Floor Bedrooms & Study
- Two En suite Bathrooms/WC
- Gardens Front, Side & Rear. Detached Garage With Loft Room
- Gas Central Heating & Double Glazing
- No Onward Chain, Freehold, Council Tax Band F, EPC Rating D

**£498,950**

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



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



# Holme Dene

## 55 Glen Eldon Road, St. Annes

### GROUND FLOOR

#### CONSERVATORY ENTRANCE

17' x 16'(average measurements)



Spacious well appointed, curved conservatory entrance with double glazed windows with upper opening lights and matching outer door. Fibreglass roof. Amtico floor. Two central column supports. Two double panel radiators. Central double glazed door with matching side panelling opens to:

#### ENTRANCE HALL

12' x 11'9 plus side reveal



Most impressive central hallway. Matching Amtico floor. Feature part white panelled walls and upper Delph rack. Understairs cloaks/store cupboard. Turned staircase leads off. Modern panel doors to ground floor rooms. Side wall lights. Feature obscure window.

#### LOUNGE

25' x 16'5 plus side bay



Most impressive reception room with curved double glazed bay window with upper opening lights overlooking the front elevation. Side walk in square bay window with side opening light overlooks the rear garden. The focal point of the room is a marble inset fireplace with gas coal effect living flame fire and moulded surround with over mantle. Matching Amtico floor. Three double panel radiators. Feature obscure circular window. Sky television aerial point.

#### SECOND RECEPTION ROOM

17' x 14'8



Second well appointed reception room with feature corner curved double glazed bay window with leaded lights and upper stained glass work. Matching Amtico floor. The focal point of the room is a detailed stone fireplace with inset gas coal effect living flame fire and matching raised stone hearth. Double panel radiator. Open Reach internet point. Television aerial point.

### DINING ROOM/BEDROOM FOUR

15'4 into bay x 13'5



Third good sized reception room/Bedroom Four with matching Amtico floor. Walk in square bay window with double glazed leaded panels with upper stained glass work and side opening light. Double panel radiator.

### DINING KITCHEN

14'8 x 13'2



(average measurements) Excellent selection of wall and floor mounted cupboards and drawers. Granite working surfaces with concealed downlighting. Inset one & a half bowl stainless steel sink unit. The Neff built in appliances comprise: Fan assisted automatic electric oven and grill. Six ring gas hob in stainless steel surround. Illuminated stainless steel extractor canopy above. Integrated larder fridge. Built in Hotpoint dishwasher. Ceramic tiled floor. Double panel radiator. Ceiling halogen downlights. Double glazed window overlooks the rear garden. Adjoining double glazed door leads to the rear conservatory. Side arch opens to:

### UTILITY ROOM

8'3 x 5'10

With matching tiled floor. Turned laminate working surface. Plumbing facilities for automatic washing machine. Wall mounted Worcester 'combi' central heating boiler.

### CONSERVATORY

9' x 8'2



With ceramic tiled floor. Double glazed windows overlook the rear garden. Side French door gives outside garden access. Slated pitched ceiling.

### SHOWER ROOM/WC

8'7 x 7'4



(average measurements plus shower) Four piece modern white suite comprises: Walk in tiled shower with glass splash back screen. Plumbed shower over. Pedestal wash hand basin. Low level WC. Step in tiled shower compartment with a plumbed shower and pivoting outer door and overhead light/extractor fan. White heated ladder towel rail. Part ceramic tiled walls. High level obscure double glazed outer window with side opening light. Corner storage cupboard.

### FIRST FLOOR LANDING

Approached from the previously described staircase with side hand rail leading to the upper central Landing. Double glazed pivoting roof light.

### PRINCIPAL BEDROOM SUITE

Comprising a walk through Study, Dressing Room, Bedroom & En Suite Shower Room/WC.

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### WALK THROUGH STUDY

12' x 12'



Pitched beamed ceiling. 'Tilt & turn' double glazed leaded window overlooks the front garden. Panel radiator. Telephone points. Inner door opens to:

### DRESSING ROOM

13'3 x 10' plus wardrobes



Spacious 'walk through' dressing room. Bank of mirror fronted fixture wardrobes. Single panel radiator. Exposed pitched beamed ceiling. Double glazed pivoting roof light with integral blind. Square central arch leads to:

### BEDROOM ONE

14'4 x 12'



(max measurements) Pitched beamed ceiling. Double glazed leaded window overlooks the front garden. 'Tilt & turn' opening light. Single panel radiator.

### EN SUITE SHOWER ROOM/WC

6'5 x 5'10



(into shower average measurements) Ceramic tiled floor. Three piece modern suite comprises: step in shower compartment with a plumbed overhead shower and hand shower. Curved sliding outer doors. Circular lead crystal fixture wash hand basin with chrome mixer tap. The suite is completed by a low level WC. Pitched ceiling with halogen lighting and extractor fan. Chrome heated ladder towel rail.

### SECOND BEDROOM SUITE

Comprising a walk through Hall, Bedroom and En Suite Bathroom/WC.

### WALK THROUGH HALL

13'6 x 8'3



Pitched ceiling with two Velux double glazed roof lights with integral blinds. Inner door leads to:

### BEDROOM TWO

14'6 x 14'5



Pitched ceiling with exposed beams. Leaded double glazed window with tilt & turn opening light. Double panel radiator.

### EN SUITE BATHROOM/WC

12' x 10'3



Spacious modern three piece bathroom suite comprising: Tiled panelled bath with chrome mixer tap and shower above. Pivoting shower screen. Fixture wash hand basin with matching chrome mixer taps and splash back tiling. The suite is completed by a low level WC. Ceramic tiled floor. Part tiled walls. Panel radiator. Pitched ceiling with Velux pivoting double glazed roof light. Extractor fan. Side fixture cupboard.

### BEDROOM THREE

14'7 x 13'



(average measurements) Third spacious double bedroom. Pitched ceiling with Velux pivoting double glazed roof light and integral blind. Panel radiator. Double doors reveal a cupboard. Side recess.

### OUTSIDE



To the front and sides of the property there are delightful enclosed gardens approached through recently fitted double opening gates and having privet hedging and curved lawned with established plants and mature trees and shrubs. The focal point of the front garden is a central rockery with ornamental fish pond and waterfall and paved patio adjoining the house. Curved driveway leads to the detached BRICK GARAGE.

To the immediate rear there is an excellent sized FAMILY garden laid mainly to lawn with centre pathway and rear crazy paved patio. Established and mature flower and shrub borders. Greenhouse

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### GARAGE

18'10 x 12'3

Brick constructed garage with up & over door. Secure outside window gives natural light. Power and light supplies. Integral timber staircase leads to a very useful 'loft' (18ft x 10ft) with pivoting Velux double glazed roof light. Boarded floor. Part boarded ceiling. Power & light supplies. The garage is alarmed. Adjoining the garage, with access from an outer door and small door into the garage there is a useful work store 10ft x 6ft with wash hand basin with cold water supply. Single glazed window gives natural light. Power and light supplies. Adjoining, with access from the outside is a fuel store and garden WC.

### CENTRAL HEATING (COMBI)

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

### DOUBLE GLAZING

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

### WALL INSULATION

The property has the benefit of cavity wall insulation.

### ALARM SYSTEM

The property benefits from a full alarm system.

### TENURE FREEHOLD/COUNCIL TAX

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

### LOCATION

This deceptively spacious detached family property was originally built in the 1920s in brick with a slate roof and has been the subject of considerable modernisation and improvement over the years of which an early inspection will confirm. The property enjoys a commanding position on the corner of Glen Eldon Road and St Patricks Road North within a short stroll to the centre of St Annes Square with its wide shopping facilities and town centre amenities. Other local points of interest within just a few minutes from the property include Mayfield and Heyhouses Primary Schools, Old Links Golf Course and close to the beach and foreshore. No Onward Chain.

### INTERNET & EMAIL ADDRESS

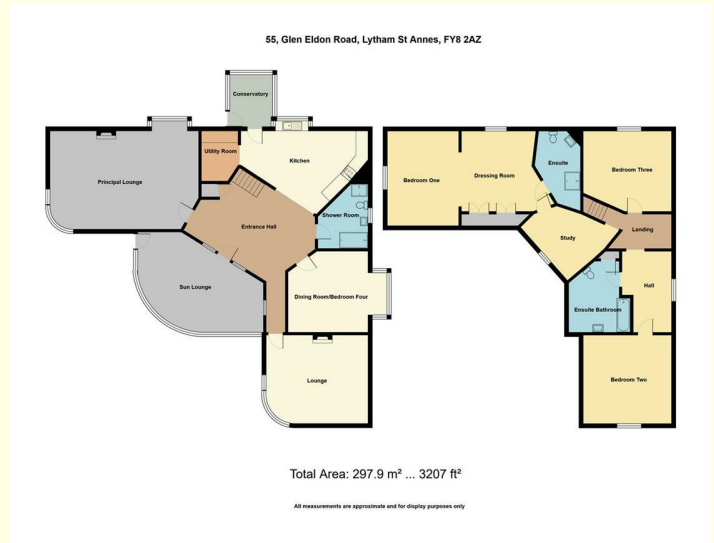
All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: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

### VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

### Digital Markets, Competition and Consumers Act 2021

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



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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |                         |           |
|---|-------------------------|--|---|-------------------------|-----------|
|   | Current                 | Potential                                      |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>67</b>                                   |                         | <b>76</b>                                      |   |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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