



ESTATE AGENTS • VALUER • AUCTIONEERS



8 Jellicoe Close, St. Annes

- Detached True Bungalow Enjoying a Delightful Cul de Sac Location
- Hallway & Cloaks/WC
- Lounge, Dining Room/Guest Bedroom & Conservatory
- Kitchen
- Two Bedrooms & Bathroom/WC
- Landscaped Gardens to the Front & Rear
- Garage & Driveway for Good Off Road Parking
- Gas Central Heating & Double Glazing
- Viewing Recommended
- Freehold, Council Tax Band D & EPC Rating D

£312,950

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



www.johnardern.com



8 Jellicoe Close, St. Annes

FRONT COVERED ENTRANCE

With a tiled step and external wall light.

HALLWAY

4.17m x 1.88m (13'8 x 6'2)

Approached through a UPVC outer door. Two overhead lights. Single panel radiator. Useful built in linen store cupboard with pine shelving. White panelled doors leading off.



CLOAKS/WC

2.06m x 0.74m (6'9 x 2'5)

UPVC obscure double glazed opening window to the front elevation. Two piece white suite comprises: Low level WC. Vanity wash hand basin with a centre mixer tap and cupboard below. Single panel radiator. Overhead light and high level circuit breaker fuse box.

LOUNGE

4.75m x 3.73m (15'7 x 12'3)

Principal reception room with a UPVC double glazed window to the rear elevation looking through the rear Conservatory with garden beyond. Central opening light. Single panel radiator. Two overhead lights. Wood effect laminate flooring. Television aerial point. Focal point is a modern display fireplace with a raised hearth and inset supporting a pebble effect electric fire. Inner door to the Inner Hall with Bedrooms and Bathroom leading off.



DINING ROOM/GUEST BEDROOM

3.23m x 2.57m (10'7 x 8'5)

Second family reception room currently used as a second sitting room, with a UPVC double glazed French door overlooking and giving direct access to the Conservatory. Full length double glazed panel to the side of the door. Overhead light. Double panel radiator. This room could be used as a 3rd guest bedroom if required.



CONSERVATORY

4.95m x 2.95m (16'3 x 9'8)

Good sized UPVC double glazed brick based Conservatory with a pitched insulated glazed ceiling. UPVC double glazed sliding patio doors overlook and give direct rear garden access. UPVC double glazed windows with four opening lights and fitted vertical blinds. Double panel radiator. Two wall lights.



KITCHEN

3.23m x 2.36m (10'7 x 7'9)

Leading off the central Hall. UPVC double glazed window overlooks the rear garden with a side opening light. Range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap set in laminate working surfaces with splash back tiling. Built in appliances comprise a three ring electric ceramic hob, Bosch electric oven and grill. Space for a fridge/freezer. Space and plumbing for a washing machine. Single panel radiator. UPVC outer door with inset obscure double glazed panels leads to the side of the bungalow.



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INNER HALLWAY

Matching wood effect laminate flooring. Overhead light. Access to the part boarded loft space via a pull down aluminium ladder, the loft has a light and houses a Worcester combi gas central heating boiler. White panelled doors leading off.

BEDROOM ONE

3.84m x 2.79m (12'7 x 9'2)

UPVC double glazed window overlooking the front garden with two side opening lights. Single panel radiator. Overhead light. Two large Ikea double wardrobes with sliding doors.



BEDROOM TWO

3.12m x 2.26m (10'3 x 7'5)

Second bedroom currently used as a hobby room. UPVC double glazed window to the front elevation. Side opening light. Single panel radiator. Fitted kneehole desk unit.



BATHROOM/WC

2.18m x 1.96m (7'2 x 6'5)

UPVC obscure double glazed opening window to the side elevation. Four piece suite comprising: Tiled panelled bath with a centre mixer tap and hand held shower attachment. Corner shower cubicle with a pivoting glazed door and plumbed shower. Pedestal wash hand basin with splash back tiling. Low level WC. Mirror fronted bathroom cabinet. Ceramic tiled floor. Chrome heated ladder towel rail. Four inset ceiling spot lights and extractor fan.



OUTSIDE

To the front of the bungalow is a very attractive open plan landscaped garden which has been laid for ease of maintenance with stone chippings and inset stepping stones. Well stocked corner rockeries and shrub borders. Stone flagged pathway leads to the front covered entrance with an external wall light. An adjoining asphalt driveway provides good off road parking and leads down the side of the property through double opening timber gates to a further private hardstanding area in front of the Garage which provides a useful bin store area and additional sitting area if required. External gas and electric meters. Timber gate leads to the rear garden.

To the immediate rear is a sunny enclosed garden, again attractively landscaped with a stone flagged patio area and pathways. Side borders and central lawn with a very well stocked established central border which provides excellent privacy from the rear but also marks the official rear boundary of the garden. Beyond are lovely views across the fields bordering Blackpool airfield. Leading down the side of the property is a second pathway with a useful 18 month old garden store. External lighting and garden tap.



BLACKPOOL AIRPORT LIMITED BOUNDARIES

To the rear of the bungalow's garden is a further lawned area which extends from the airport boundary fence and this is in the ownership of the airport company and is in effect a 'Maintenance Strip' that allows the company to maintain its boundary fence from both sides. No agreements to occupy this land are in place with any householder and the land is required to be left vacant at all times.

GARAGE

5.11m x 2.49m (16'9 x 8'2)

Approached through a contemporary Hormann roller door. Pitched tiled roof. Power and light connected.

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CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

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

LOCATION

This two/three bed roomed detached true bungalow 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.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

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, rightmove.com, onthermarket.com, Email Address: zoe@johnardern.com

Digital Markets, Competition & Consumers Act 2024

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 July 2026

8, Jellicoe Close, Lytham St Annes, FY8 2TA



Total Area: 85.4 m² ... 919 ft²

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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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