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## Andsell Gate 3 Andsell Road South, Andsell

- Impressive Double Fronted Semi Detached Period House
- Two Large Reception Rooms with Bay Windows
- Modern Fitted Breakfast Kitchen
- Utility Room & Ground Floor Shower Room/WC
- Large Basement/Play Room
- Four 1st Floor Double Bedrooms & Modern Bathroom/WC
- Superb Loft Conversion/Teenagers Suite with Modern Shower Room/WC
- Private Front Gardens & Rear Walled Courtyard
- Large Garage with Electric Up & Over Door
- Freehold, Council Tax Band E & EPC Rating C

**Offers Over £650,000**

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



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## Andsell Gate 3 Andsell Road South, Andsell

### GROUND FLOOR

Attractive entrance with stone steps leading to the front door and two external wall mounted coach lights.



### CENTRAL ENTRANCE VESTIBULE

1.75m x 1.55m (5'9" x 5'1")

Approached through a hardwood outer door. Polished wood strip floor and fitted doormat. Decorative corniced ceiling and dado rails. Detailed inner obscure glazed door with matching decorative glazed panelling to the side leads to the Hallway.

### HALLWAY

6.10m x 1.78m (20' x 5'10")

Tastefully appointed spacious central Hall. Ornate high level corniced ceiling and picture rails have been retained. Staircase leads off to the first floor with a spindled balustrade. Door below leads to the lower BASEMENT. Side display niche. Panel radiator set behind a decorative screen. White panelled doors leading off.



### LOUNGE

6.02m into bay x 4.09m (19'9" into bay x 13'5")

Most impressive principal reception room. Stone dressed bay window enjoys elevated views of the front garden. Inset UPVC double glazed windows with attractive upper leaded and stained glass panels. The focal point of the room is a marble inset fireplace with gas coal effect fire and having a polished wood period surround and overmantle. Matching marble hearth. Corniced ceiling and decorative centre rose. Picture rails. Panel radiator set behind a decorative screen. Two wall lights. Television aerial point.



### DINING ROOM

5.13m into bay x 4.50m (16'10" into bay x 14'9")

Second spacious and nicely appointed reception room. Polished stripped wood floor. Walk in stone dressed bay window enjoying the elevated views of the front garden. Double glazed windows with upper stained glass leaded panels. The focal point of the room is a most attractive period fireplace with detailed hardwood surround and double overmantle and having a cast iron inset tiled fireplace with



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gas coal effect living flame fire and matching tiled hearth.  
Corniced ceiling. Double panel radiator on the inner wall.  
Two wall lights.



### BREAKFAST KITCHEN

**4.50m x 4.11m (14'9 x 13'6)**

Superb modern family breakfast kitchen installed approximately 5 years ago. Approached from a glazed panel door from the Hall. UPVC double glazed window with a side opening light overlooks the rear courtyard. Two further attractive arched side double glazed windows receive south facing sun light. Extensive range of fitted eye and low level cupboards and drawers. Blanco one and a half bowl sink unit with a moulded drainer and a Quooker centre mixer tap. Set in heat resistant working surfaces with concealed downlighting. Large matching island unit/breakfast bar with further units below. Built in appliances comprise. Five ring Neff electric induction hob with a contemporary extractor above. Neff electric oven and grill. Neff combination microwave oven. Wine fridge. Integrated larder fridge and separate large freezer, and a Neff dishwasher, all with matching cupboard fronts. Wood effect tiled floor with electric underfloor heating. Provisions for a wall mounted TV. Inset ceiling spot lights. Contemporary panel radiator in anthracite grey. Matching glazed panel door leading to the Utility.



### UTILITY ROOM

**2.59m x 2.44m (8'6 x 8')**

Useful separate Utility. UPVC double glazed window with a lower opening light overlooks the rear courtyard. Adjoining outer door with upper double glazed panel and coloured glass work. Range of matching eye and low level cupboards. Matching working surfaces with a single drainer stainless steel sink unit and centre mixer tap. Plumbing facilities for a washing machine and space for a tumble dryer. Concealed wall mounted Worcester gas central heating boiler. Matching tiled floor. Inner door leads to the Shower Room.



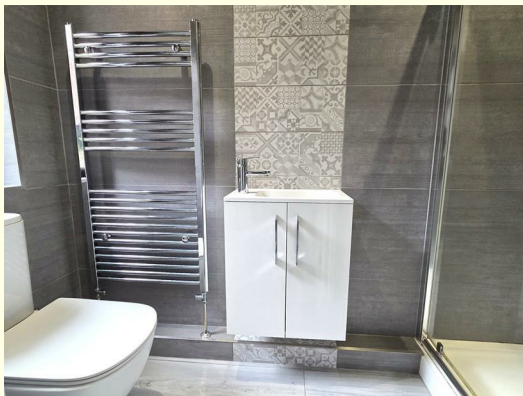
## AnsdeU Gate 3 AnsdeU Road South, AnsdeU



### SHOWER ROOM/WC

**2.57m into shower x 0.99m (8'5 into shower x 3'3)**

UPVC obscure double glazed window with a top opening light. Modern three piece white suite comprises: Step in tiled shower compartment with a plumbed overhead shower and pivoting glazed outer door. Vanity wash hand basin with offset taps and cupboard below. The suite is completed by a low level WC. Chrome heated ladder towel rail. Ceramic tiled walls and matching tiled floor. Two inset ceiling spot lights and extractor fan.



### BASEMENT

Superb Basement approached from the previously described door beneath the stairs leading to the two room basement with open tread staircase. We understand the Basement has been tanked and has been beautifully hand painted to create a superb TV room and playroom for younger family members. The first room has power and light connected with a single panel radiator on the inner wall. Side hidden hatches lead to further un-used original cellar space (not inspected) situated below the Dining Room and Kitchen, but offers further scope for conversion if required. Main Playroom leading off.

### PLAYROOM

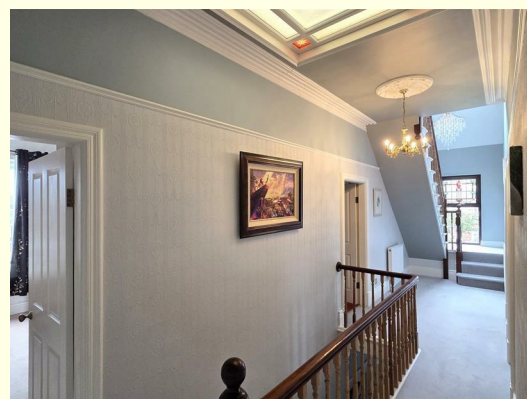
**5.97m x 3.66m (19'7 x 12')**

Again beautifully hand painted wall decorations. This larger room has headroom of 6ft 5 with an obscure double glazed opening window, receiving natural borrowed light from the front garden. Single panel radiator. Cupboard contains the electric and gas meters.



### FIRST FLOOR LANDING

Spacious central landing approached from the previously described staircase with matching spindled balustrade. Corniced ceiling and high level picture rails. Central obscure illuminated roof light. UPVC double glazed window overlooks the front elevation with upper stained glassed leaded light, providing excellent natural light to the Landing area. Continuing staircase leads to the 2nd floor Loft Conversion. Single panel radiator. White panelled doors lead off to the 1st floor rooms.



### BEDROOM ONE

**5.13m x 3.48m plus wardrobes (16'10 x 11'5 plus wardrobes)**

Well proportioned principal double bedroom. UPVC double



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glazed window with leaded and stained glass opening panel above overlooks the front of the property with views along Ansdell Road South. The bedroom has an extensive range of fitted wardrobes to one wall with five halogen canopied downlights and a central kneehole dressing table with mirror above and corner glass shelved displays. Fitted headboard and matching range of fitted drawer units and padded window seat. Corniced ceiling and centre rose. Panel radiator set behind a decorative screen. Two overbed reading lights.



### BEDROOM TWO

**4.47m x 4.19m (14'8 x 13'9)**

Second good sized double bedroom. UPVC double glazed window with upper leaded and stained glass panel also overlooking the front of the property. Corniced ceiling. Contemporary panel radiator in anthracite grey. Picture rails. Two overbed reading lights.



### BEDROOM THREE

**4.52m x 4.17m (14'10 x 13'8)**

Third double bedroom. Double glazed window with a top

opening light overlooks the rear courtyard. Original cast iron period fire surround and open grate has been retained. Double panel radiator. Picture rails.



### BEDROOM FOUR

**3.45m x 3.35m plus wardrobes (11'4 x 11' plus wardrobes)**

Fourth larger than average double room. UPVC double glazed window with a lower opening light overlooks the side elevation with views along Windsor Road. Single panel radiator. Mirror fronted wardrobes with sliding doors and further storage cupboards above. Cast iron fire grate has been retained. (Note: due to how this property and next door were split historically, this bedroom is above one of the adjoining property's ground floor rooms)



### BATHROOM/WC

**3.45m x 2.46m (11'4 x 8'1)**

Stunning modern family bathroom fitted approximately 2 years ago and comprising a four piece white suite. Two UPVC obscure double glazed windows to the side elevation with top opening lights and tiled display sills. Villeroy & Boch deep fill freestanding bath with a floor mounted mixer



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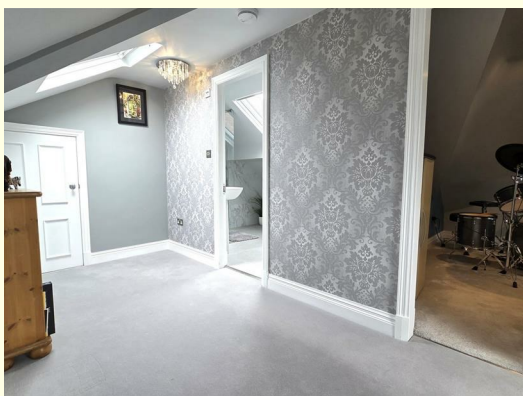
tap and hand held shower attachment. Side tiled recessed display shelf. Wet room style tiled showering area with a glazed screen and a Hansgrohe overhead rainfall shower with additional hand held shower attachment. Wide Villeroy & Boch vanity wash hand basin with a centre mixer tap, display surround and drawers below. Villeroy & Boch semi concealed low level WC completes the suite. Modern grey ladder towel rail. Inset ceiling spot lights. Ceramic tiled floor with electric underfloor heating. Ceramic tiled walls with a large fitted full length wall mirror.



### SECOND FLOOR LANDING

4.01m x 1.83m (13'2 x 6')

Very spacious loft conversion completed approximately 2 years ago providing a suite of 2nd floor rooms ideal as a Teenagers Suite as currently used. Two Keylite double glazed pivoting roof lights to the front & rear elevations. Built in airing cupboard housing a pressurised hot water cylinder and offering further good storage space. White panelled doors leading off.



### BEDROOM FIVE/LOUNGE

6.93m x 4.06m max (22'9 x 13'4 max)

(max overall measurements with some restricted head height) Currently furnished as a sitting room but could easily be used as a 5th bedroom if required. Double glazed pivoting roof light to the side elevation into the apex with a raised feature seating area. Second double glazed roof light to the rear, both with integral window blinds. Provisions for a wall mounted TV. Wall mounted modern electric log effect fire. Panel radiator. Inset ceiling spot lights.



### STUDY/SNUG

5.03m max into window seat x 3.45m (16'6 max into window seat x 11'4)

(max overall measurements with some restricted head height) Raised carpeted seating area. Double glazed pivoting roof light. Panel radiator. Inset ceiling spot lights.



### SHOWER ROOM/WC

3.18m x 2.34m max (10'5 x 7'8 max)

Modern three piece suite comprises: Tiled showering area with a fixed glazed screen and a plumbed overhead shower



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with additional hand held shower attachment. Pedestal wash hand basin with a centre mixer tap. Low level WC. Keylite double glazed pivoting roof light. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Inset ceiling spot lights.



### OUTSIDE

To the front of the property there is a large lawned family garden (59ft x 56ft approx measurements) with centre paved pathway approached through a timber pedestrian gate with feature timber framed arch. Very well stocked mature shrub borders provide good privacy with established trees. Feature Edwardian style lamppost. Fitted children's timber climbing frame. An arched gate leads to the rear private attractive walled courtyard, stone flagged for ease of maintenance with raised side border. External security lighting. Garden tap.



### GARAGE

**7.06m x 3.99m (23'2 x 13'1)**

Good sized brick constructed garage. Approached through an electrically operated up & over door accessed from the rear service road. Double glazed rear personal door leads to the courtyard. UPVC double glazed windows to either side give natural light. Pitched roof with part underdrawn storage space. Power, light and water supplies connected. To the front of the garage there is a concrete hard standing area (22ft x 14ft) for off road parking if required.

### CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler in the Utility serving panel radiators and 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 E

### LOCATION

This very spacious double fronted five bed roomed semi detached period house is situated in a highly sought after residential location conveniently situated close to Andsell's thriving shopping facilities on Woodlands Road and lies directly between Lytham & St Annes principal centres. Local transport services are readily available together with Andsell's own train station. Other local points of interest within just a few minutes walking distance include Fairhaven Lake & Granny's Bay with their leisure and sporting facilities, Andsell Primary, Lytham St Annes High School and AKS Junior & Senior Schools. An internal viewing is essential to appreciate the superb accommodation this property has to offer which includes are large basement/playroom and stunning loft conversion currently used by the current owners as a Teenagers suite with Lounge, Snug and Shower Room/WC but could also be used as additional bedroom accommodation if required.



# Andsell Gate

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### 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)

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# Ansdell Gate

## 3 Ansdell Road South, Ansdell



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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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
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