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## Greystone 101 Rossall Road, Ansdell

- Large End of Terrace Period Family House in the Heart of Ansdell
- Very Well Presented Accommodation Over Three Floors
- Sought After Location Opposite Royal Lytham Golf Course
- Two Well Proportioned Reception Rooms
- Fitted Breakfast Kitchen with Open Plan Conservatory
- Utility Room & Cloaks/WC
- Three 1st Floor Bedrooms, Bathroom/WC & Shower Room/WC
- Two 2nd Floor Bedrooms & Dressing Room/Potential Shower Room
- Good Sized Rear Walled Garden & Garage
- Leasehold, Council Tax Band D & EPC Rating TBC

**£575,000**

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



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



## Greystone 101 Rossall Road, Ansdell

### GROUND FLOOR

#### ENTRANCE VESTIBULE

1.83m x 1.35m (6' x 4'5)

Approached through a hardwood outer door with an inset decorative leaded panel. Numbered glazed panel above providing further good natural light. Hardwood secondary glazed stained glass window to the side elevation. Period ceramic tiled flooring. Corniced ceiling with an overhead light. Inner stripped pine door with an obscure glazed panel leading to the Hallway.

#### HALLWAY

4.57m x 1.68m max (15' x 5'6 max)

(max L shaped measurements) Spacious central Hall with a turned staircase leading to the first floor with a spindled balustrade and recently fitted new carpet. Under stair cloaks/store cupboard with the electric meter and circuit breaker fuse box. Wood strip flooring through out the Hallway. Panel radiator with a decorative screen. Corniced ceiling and two overhead lights. Glazed window looking through into the adjoining Lounge.



#### LOUNGE

4.80m into bay x 4.57m (15'9 into bay x 15')

Well proportioned and well presented principal reception room. Walk in square bay window overlooks the front garden. Opening double glazed sash windows with fitted blinds. Decorative corniced ceiling with a centre rose and overhead light (light fitting not included). Stripped and polished wood floor. Focal point of the room is a fireplace with a display surround and a raised polished hearth supporting a cast iron multi fuel burning stove. Wall mounted contemporary panel radiator. Power points for a wall mounted TV.





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### DINING/SITTING ROOM

4.52m x 3.51m (14'10" x 11'6")

Second spacious Reception Room. UPVC double glazed sash window to the side elevation. Fitted 'Night & Day' window blinds. Double panel radiator. Wood strip flooring. Decorative ceiling rose with feature pendant light fitting. Internet point. Provisions for a wall mounted TV on the chimney breast. Pine panelled door leading to the Kitchen.



### BREAKFAST KITCHEN

4.52m x 2.49m (14'10" x 8'2")

Well fitted family Kitchen being open plan to the adjoining Conservatory. Range of eye and low level cupboards and drawers. Incorporating two glazed display units and a wine rack. Belfast style ceramic sink unit with a centre mixer tap set in wood block working surfaces with splash back tiling. Matching peninsular breakfast bar. Built in appliances comprise: Rangemaster five ring gas hob with an illuminated extractor canopy above. Russell Hobbs double electric oven and grill. Slimline wine fridge. Integrated Indesit dishwasher with a matching cupboard front. Inset ceiling spot lights. Ceramic tiled floor. Period style radiator. Cupboard conceals

a wall mounted Potterton combi gas central heating boiler. Conservatory and Utility Room both leading off.



### OPEN PLAN CONSERVATORY

Delightful brick based Conservatory with a pitched glazed roof and two overhead lights. UPVC double glazed windows



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overlook the rear garden with upper leading opening lights. Double opening double glazed French doors give direct garden access. Ceramic tiled floor. Two period style radiators.



### UTILITY ROOM

**2.79m x 1.65m (9'2 x 5'5)**

Useful separate Utility Room. Matching ceramic tiled floor. Single panel radiator. Matching wood block working surface and fitted cupboard below. Plumbing for a washing machine and space for a tumble dryer. Space for a large American style fridge/freezer. Door leading to the WC.

### CLOAKS/WC

**1.55m x 1.07m (5'1 x 3'6)**

UPVC obscure double glazed sash window to the rear elevation. Wash hand basin with a cupboard below and centre mixer tap. Low level WC. Chrome heated ladder towel rail. Ceramic tiled floor. Recessed display alcove. Wall mounted extractor fan and ceiling spot light.

### FIRST FLOOR LANDING

**6.32m x 3.23m max (20'9 x 10'7 max)**

(max L shaped measurements) Central landing with a continuing staircase leading to the 2nd floor Bedrooms with a feature full height ceiling providing excellent natural light from the Velux windows above. Double panel radiator. Overhead light. White panelled doors leading off to all first floor rooms.



### BEDROOM ONE

**4.17m plus wardrobes x 3.89m (13'8 plus wardrobes x 12'9)**

Principal double bedroom with a UPVC double glazed sash window overlooking the front elevation with tree lined views and Royal Lytham Golf Course beyond. Period style radiator. Two built in triple wardrobes to either side of the chimney breast. Overhead light (light fitting not included).





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### BATHROOM/WC

**2.64m x 1.68m (8'8 x 5'6)**

Principal family bathroom comprising a three piece modern white suite. UPVC obscure double glazed sash window to the front elevation. 'Claw & Ball' period style bath with a centre mixer tap and hand held shower attachment. Splash back tiling. Wall hung vanity wash hand basin, again with a centre mixer tap and splash back tiling. Low level WC completes the suite. Chrome heated ladder towel rail. Four inset ceiling spot lights.

### BEDROOM FOUR

**3.48m x 3.10m (11'5 x 10'2)**

Second tastefully presented double bedroom. UPVC double glazed sash window to the side elevation with fitted window blind. Double panel radiator.



### BEDROOM FIVE/STUDY

**2.64m x 2.49m (8'8 x 8'2)**

UPVC double glazed sash window overlooks the rear of the property. Fitted window blinds. Double panel radiator. Overhead light.



### SHOWER ROOM/WC

**1.73m x 1.57m (5'8 x 5'2)**

UPVC obscure double glazed sash window to the rear aspect. Three piece suite comprising: Step in corner shower cubicle with curved glazed doors and a plumbed overhead shower with additional hand held attachment. Wall hung vanity wash hand basin with a centre mixer tap and drawer below. Low level WC. Ceramic tiled walls and floor. Four inset ceiling spot lights. Chrome heated ladder towel.

### SECOND FLOOR LANDING

**3.51m x 2.49m (11'6 x 8'2)**

Second floor accommodation providing excellent bedroom accommodation for teenagers. Matching recently fitted carpet. Pitched ceiling with two Velux double glazed pivoting roof lights which provide excellent natural light to both the 1st and 2nd floor landing areas. Three inset ceiling spot lights. Access to roof eaves storage. Panelled door leading off to Bedroom Five. Square arch leading to further Landing space and Bedroom Four.





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### INNER LANDING

1.98m x 1.65m (6'6 x 5'5)

Roof eaves access. Velux double glazed pivoting roof light. White panelled door to the Bedroom and Dressing Room leading off.



### BEDROOM THREE

3.71m x 2.49m plus reveal (12'2 x 8'2 plus reveal)

Third double bedroom with a pitched ceiling and a large Velux double glazed pivoting roof light. Integral window blind. Roof eaves access. Double panel radiator. Recently fitted new carpet.

### BEDROOM TWO

3.89m x 3.35m (12'9 x 11')

(some restricted head height) Second double bedroom with a pitched ceiling and three inset spot lights. Double panel radiator. Velux double glazed pivoting roof light with an integral window blind. Roof eaves access. Fitted television display shelf.



### DRESSING ROOM

1.63m x 1.32m (5'4 x 4'4)

Currently used as a Dressing Room but has the potential to create a Shower Room. Overhead light.

### OUTSIDE

To the front of the property is an enclosed garden landscaped for ease of maintenance with stone flags and side raised flower and shrub borders. Approached through a pedestrian gate and leads to the front entrance with an external wall light. External gas meter. Timber gate leads to the rear garden.

To the immediate rear is a good sized enclosed walled family garden with a good sized stone flagged sun terrace and BBQ. Lawned gardens to the side with well stocked shrub and tree borders. External lighting and all weather power point. Garden tap. Double opening timber gates lead to the rear service road.



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### **GARAGE**

**5.84m x 3.15m (19'2 x 10'4)**

Approached from the rear service road through an electric up and over door. Power and light supplies connected. Pitched tiled roof. Rear hardwood personal door. Two UPVC double glazed windows to the side provide natural light.

### **CENTRAL HEATING (COMBI)**

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

### **DOUBLE GLAZING**

Where previously described the windows have been DOUBLE GLAZED

### **TENURE/COUNCIL TAX**

The site of the property is held Leasehold for the residue term of 999 years subject to an annual peppercorn ground rent of approximately £1 (Solicitor to confirm). Council Tax Band D

### **LOCATION**

This spacious and attractive end of terrace five bedroomed period house is situated in a highly sought after residential location conveniently situated very close to Ansdell's thriving shopping facilities on Woodlands Road and lies directly between Lytham & St Annes principal town centres. Other local points of interest within just a few minutes walking distance include Ansdell Primary School and Lytham St Annes High School. Grannys Bay and Fairhaven Lake are also within a very pleasant stroll. There are a number of championships Golf Courses nearby and Rossall Road runs adjacent to Royal Lytham Golf Course. Viewing essential to appreciate the accommodation this property has to offer which includes a good sized walled rear garden and Garage approached from the rear service road.

### **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

### **Digital Markets, Competition & Consumers Act 2024**

John Ardern & 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 January 2026

# Greystone 101 Rossall Road, Ansdell



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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>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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