



ESTATE AGENTS • VALUER • AUCTIONEERS



14 Albany Road, Lytham St Annes

- Semi Detached Family House
- With a Feature Large Walled Family Rear Garden
- Two Reception Rooms & Sun Lounge
- Breakfast Kitchen & Cloaks/WC
- Three Bedrooms
- Bathroom & Separate WC
- Garage & Driveway for Off Road Parking
- No Onward Chain
- Viewing Essential to Appreciate the Potential on Offer
- Freehold, Council Tax Band D & EPC Rating D

£350,000

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



www.johnardern.com

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GROUND FLOOR

Front entrance with two external wall lights.

ENTRANCE VESTIBULE

1.88m x 0.61m (6'2" x 2')

Approached through double opening hardwood outer doors with inset glazed panels. Obscure glazed panels above and to either side of the doors. Tiled floor.

HALLWAY

4.17m x 1.98m (13'8" x 6'6")

Spacious Hall approached through a hardwood inner door with an inset obscure glazed panel. Matching side glazed panels provides good natural light. Fitted sunken mat well. Turned staircase with side balustrade leads to the first floor. Understair gas and electric meter cupboard with circuit breaker fuse box. Corniced ceiling with an overhead light. Telephone point. Double panel radiator. Matching doors leading off.



CLOAKS/WC

1.35m x 1.07m (4'5" x 3'6")

Obscure double glazed leaded window to the side elevation with a top opening light and fitted roller blind. Two piece suite comprises: Wash hand basin with a centre mixer tap and splash back tiling. Strip light above with a shaving point. Low level WC. Single panel radiator. Overhead light.

LOUNGE

4.42m into bay x 3.51m (14'6" into bay x 11'6")

Front reception room with a walk in UPVC double glazed bay window overlooking the front garden. Two top opening lights and fitted roller blinds. Corniced ceiling with an overhead light. Television aerial point. Telephone point. Focal point of the room is a polished wood fireplace with a raised hearth supporting an electric fire and two side glazed displays.



SUN LOUNGE

2.97m x 2.79m (9'9" x 9'2")

With a UPVC double glazed window enjoying an outlook over the feature rear gardens. Two top stained glass opening lights. UPVC double glazed French door giving direct garden access. Additional high level obscure double glazed windows to the side elevation and a pitched insulated glazed ceiling. Double panel radiator. Four wall lights.



SITTING ROOM WITH DINING AREA

6.15m x 4.06m max (20'2" x 13'4" max)

(max L shaped measurements) Second large full width reception room. Double glazed window to the side aspect with fitted vertical blinds and having a double panel radiator below. Door leads off to the adjoining Kitchen. Corniced ceiling with two overhead lights. Television aerial point. Second double panel radiator. Raised marble inset fireplace with a gas coal effect living flame fire. Aluminium framed double glazed sliding patio doors give direct access to the Sun Lounge. Fitted vertical blinds.

BREAKFAST KITCHEN

5.26m x 2.24m (17'3" x 7'4")

Good sized family Kitchen. UPVC double glazed window to the rear elevation and two additional UPVC double glazed windows to the side. All with top opening lights and fitted roller blinds. Good range of eye and low level cupboards and drawers. Incorporating corner display shelving and two illuminated glazed display units. One and a half bowl single drainer sink unit with a centre mixer tap. Set in wood effect

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laminated working surfaces with splash back tiling and concealed down lighting. Matching fitted peninsular breakfast table. Built in appliances comprise: Electrolux four ring gas hob with a Hotpoint illuminated extractor canopy above. Electrolux electric oven and grill. Space for a fridge/freezer. Plumbing for a washing machine. Space and vent for a tumble dryer. Double panel radiator. Telephone point. Television aerial point. Access to some loft space. Hardwood outer door with inset glazed panels gives direct rear garden access.



FIRST FLOOR LANDING

3.43m x 2.16m (11'3 x 7'1)

Approached from the previously described staircase with a matching balustrade. UPVC obscure double glazed leaded window to the side aspect provides excellent natural light to the Hall, Stairs and Landing areas. Wall mounted room thermostat. Access to the part boarded loft space with a light and pull down ladder. Matching doors leading off to all first floor rooms.



BEDROOM ONE

4.47m into bay x 2.92m plus wardrobes (14'8 into bay x 9'7 plus wardrobes)

UPVC double glazed walk in bay window overlooks the front elevation. Two top opening lights and fitted roller blinds. Double panel radiator. Television aerial point. Corniced ceiling with inset spot lights. Dado rails. Bank of fitted wardrobes comprising three doubles and two singles. Two matching freestanding bedside cupboards.



BEDROOM TWO

4.06m x 3.53m (13'4 x 11'7)

Second well proportioned double bedroom. Hardwood double glazed window enjoys an outlook to the rear with a central top opening light. Double panel radiator. Television aerial point. Telephone point. Overhead light.



BEDROOM THREE

2.16m x 2.01m (7'1 x 6'7)

Third bedroom currently furnished as a study. UPVC double glazed window overlooks the front aspect with side and top opening lights. Fitted roller blinds. Dado rails. Corniced ceiling and an overhead light. Single panel radiator. Fitted kneehole desk unit with display shelving above.

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BATHROOM

2.49m x 2.21m (8'2 x 7'3)

Good sized family bathroom comprising a three piece white suite. Hardwood obscure double glazed window to the rear elevation. Side opening light and fitted roller blind. Corner panelled bath with a centre mixer tap. Plumbed Mira Excel overbath shower with fitted shower curtain. Pedestal wash hand basin. Mirror fronted bathroom cabinets above and a central wall mirror. Bidet completes the suite. Tiled walls and an additional wall mounted mirror fronted cabinet. Heated ladder towel rail. Built in airing cupboard with double opening doors has pine shelving for linen storage and houses a wall mounted Worcester combi gas central heating boiler.



SEPARATE WC

1.65m x 0.71m (5'5 x 2'4)

Hardwood obscure double glazed window to the side elevation with a top opening light. Fitted window blinds. White low level WC. Part tiled walls. Overhead light.



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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 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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