



ESTATE AGENTS • VALUER • AUCTIONEERS



16 Lancaster Avenue, St. Annes

- Deceptively Spacious Extended Detached True Bungalow
- Central Hallway & Lounge Leading Off
- Modern Fitted Kitchen
- Superb Open Plan Living/Dining Room to the Rear
- Two Fitted Double Bedrooms
- En Suite WC & Modern Bathroom/WC
- Walled Garden with Feature Timber Summer House
- Off Road Parking for a Number of Cars & Garage for Storage
- Close Walking Distance to the Beach
- Leasehold, Council Tax Band E & EPC Rating D

£635,000

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



www.johnardern.com



16 Lancaster Avenue, St. Annes

CENTRAL ENTRANCE

HALLWAY

12'3 x 11'7 max



Spacious central L shaped Hall approached through UPVC outer door with an inset obscure double glazed panel. Matching obscure double glazed panels to either side provide excellent natural light. Fitted window blinds. Laminate wood flooring. Side gas and electric meter cupboard. Panel radiator. Access to the large loft space via a pull down timber ladder. The loft with good head height is part boarded for good storage space, has a light and glazed roof light. The loft houses the Worcester combi gas central heating boiler. Off the Hallway is a very useful built in store cupboard with shelving. Wall mounted room thermostat. Contemporary white panelled doors leading off the Bedrooms, Bathroom and Kitchen. Attractive folding glazed doors lead off to the Lounge

LOUNGE

17'9 x 13'10



Tastefully presented and well proportioned front reception room.

UPVC double glazed window overlooks the front garden with fitted window shutters. Additional double glazed window to the rear elevation with a side and top opening light. Again with matching white window shutters. Matching laminate wood flooring. Corniced ceiling. Two double panel radiators. Telephone/internet point. Note: the freestanding fireplace is not included in the sale.



KITCHEN

17'3 max x 9'9



Modern well fitted central Kitchen. Double glazed opening window to the side elevation with fitted window blinds. Excellent range of eye and low level cupboards and drawers. Stainless steel single drainer wide sink unit with a centre mixer tap and moulded draining board. Set in quartz working surfaces with matching splash back. Matching central island unit with further drawers below and an overhead light. Built in appliances comprise: Lamona five ring gas hob with a matching brushed chrome splash back. Illuminated stainless steel and glass extractor above. Lamona electric oven and microwave above. Additional Lamona electric double oven and grill. Integrated larger fridge

with shelving above. Adjoining integrated freezer, both with matching cupboard fronts. Integrated dishwasher, washing machine and tumble dryer, again all with matching cupboard fronts. Matching wood laminate flooring. Inset ceiling spot lights. Double panel radiator. Square arch leading to the Living/Dining Room.



OPEN PLAN LIVING/DINING ROOM
23'11 x 14'8



Superb rear extension adding excellent family open plan living space. With a feature double glazed central lantern glazed ceiling. Three sets of UPVC double glazed sliding patio doors overlook and give direct access to the rear walled garden. Matching laminate wood flooring. Three double panel radiators. Aerial point and power socket for a wall mounted TV. Freestanding fireplace below with an electric log effect fire.



BEDROOM ONE
12'9 x 11'9



Well fitted principal double bedroom. UPVC double glazed window overlooks the front garden with a side and top opening light. Fitted window shutters. Single panel radiator. Corniced ceiling. Telephone point. Three fitted double wardrobes with a central dressing table/television display with drawers below. Matching fitted cupboard above. Door leading to the En Suite WC.



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EN SUITE WC

4'2 x 2'2



UPVC obscure double glazed small opening window to the side elevation. Two piece suite comprises: Compact vanity wash hand basin with a side mixer tap and cupboard below. Display shelf and wall mirror above. Semi concealed low level WC. Part tiled walls and floor. Corniced ceiling with an overhead light. Dimplex wall mounted electric heater.

BEDROOM TWO

11'8 x 10'9



Second double bedroom with a UPVC double glazed window to the side elevation. Top opening light and fitted roller blind. Laminate wood effect flooring. Corniced ceiling. Single panel radiator. Range of fitted bedroom furniture comprises two double wardrobes and an additional wardrobe with shelving. Central dressing table with drawers below and storage above.

BATHROOM/WC

9'2 x 6'9



Spacious bathroom comprising a four piece white suite. UPVC obscure double glazed window to the side aspect with a top opening light and fitted roller blind. 3/4 panelled bath with a centre mixer tap. Step in shower cubicle with fixed glazed screens. Plumbed overhead shower and additional hand held shower attachment. Wide vanity wash hand basin with side displays and fitted cupboards and drawers below and to the side. Semi concealed low level WC completes the suite. Single panel radiator. Tiled walls and floor. Panelled ceiling with inset spot lights.

OUTSIDE



To the front of the property is a large garden surrounded by a low brick wall and decorative wrought iron railings. With stone chipped and well stocked shrub borders. A large asphalt driveway provides excellent off road parking for a number of cars and leads down the side of the property. External lighting and all weather power point. A timber gate leads directly to the rear garden with a stone flagged area for additional secure off road parking and leads directly to the small Garage. Further external lighting and all weather power point. To the immediate rear is a good sized walled garden, stone flagged for ease of maintenance with raised side stone chipped borders. Garden wall lighting. Additional all weather power points. To one side of the bungalow is a Timber shed 'lean to' 11'3 x 4'8 with timber doors to either end providing further storage and a useful bin store area.



SUMMER HOUSE

11'3 x 10'8 + deck

The focal point of the garden is a superb timber framed Summer House with a large covered deck 11' x 6'1 providing a delightful sheltered seating area. Double opening doors with inset glazed panels lead inside. Light and power connected. Display shelving. Small wall mounted electric heater.

GARDEN ROOM

8'8 x 7'1



Useful Garden Room to the rear of the original Garage. With a side UPVC personal door. Power and light connected. Ceramic sink with a cold water tap and an additional electric water heater. Fitted eye and low level cupboards with laminate working surfaces. Space for an additional fridge. Ceramic tiled floor. Overhead strip light. Internal door to the adjoining Garage.

GARAGE (STORAGE)

14'3 x 9'

The front garage area is now used for excellent storage space and is approached through UPVC obscure double glazed sliding patio doors. Power and light connected. Fitted pine display shelving. Access to further boarded loft space via a fold down timber ladder and having an overhead light.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester 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 with UPVC frames.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 953 years subject to an annual ground rent of £20. Council Tax Band E

INTERNET CONNECTION

Fibre to the Cabinet Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

This delightfully presented double fronted detached true

16 Lancaster Avenue, St. Annes

bungalow is located in a highly sought after residential location being in a small cul-de-sac just off Denford Avenue and running parallel to Inner Promenade. The beach and foreshore are within very close walking distance with a very convenient pedestrian path leading off Lancaster Avenue. An additional pedestrian path adjacent also leads directly to Newbury Road with transport services running nearby along Clifton Drive South to both St Annes and Lytham centres with their comprehensive shopping facilities and amenities. Local shops on Alexandria Drive are also just a few minutes walk away. An internal and external inspection is strongly recommended.

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, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Arden & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

Consumer Protection from Unfair Trading Regulation

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16, Lancaster Avenue, Lytham St Annes, FY8 1DL



Total Area: 118.2 m² ... 1272 ft² (excluding garage, utility room, summer house)

All measurements are approximate and for display purposes only



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	78	England & Wales	EU Directive 2002/91/EC	60



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