JOHN ARDERN

"The Family Estate Agent"

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Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

8 Curzon Road, St. Annes

- Deceptively Spacious Mid Terraced House
- In Need of Modernisation but Offering Great Potential
- Two Good Sized Reception Rooms & Kitchen
- Two Bedrooms & Shower Room/WC
- 2nd Floor Loft Room
- 70' Long Rear South Facing Garden & Garage
- Gas Central Heating & Double Glazing
- No Onward Chain
- Viewing Recommended
- Leasehold, Council Tax Band C & EPC Rating D

£194,950

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

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8 Curzon Road, St. Annes

GROUND FLOOR

ENTRANCE VESTIBULE
1.09m x 1.07m (3'7 x 3'6)
Approached through a UPVC outer door. Corniced ceiling. Inner obscure glazed panel door leading to the Hallway.

HALLWAY
3.73m x 1.09m (12'3 x 3'7)
Single panel radiator. Corniced ceiling and an overhead light. Telephone point. Staircase with side hand rails leads to the first floor. Doors leading off to the Lounge and Dining Room.

LOUNGE
4.80m into bay x 3.45m (15'9 into bay x 11'4)
Tastefully presented principal front reception room. Walk in UPVC double glazed bay window overlooks the front garden with two side opening lights. Single panel radiator. Corniced ceiling and overhead light. Television aerial point. Focal point is a tiled fireplace with matching raised hearth supporting an electric coal effect fire.

DINING/SITTING ROOM
4.70m x 3.96m (15'5 x 13')
Second spacious family reception room with the Kitchen leading off. UPVC double glazed window overlooks the rear elevation with a top opening light. Single panel radiator. Overhead light and decorative rose. Television aerial point. Wall mounted gas living flame fire. Being open to a useful understair area with fitted display cupboards. Gas and electric meters.

KITCHEN
2.84m x 2.36m (9'4 x 7'9)
UPVC double glazed window overlooks the rear garden with a side opening light and fitted window blinds. Additional UPVC double glazed window to the side with matching blinds. Fitted low level cupboards and drawers. Stainless steel sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling. Freestanding appliances comprise: Slide in Creda Expression gas cooker with a four ring hob. Whirlpool washing machine. Zanussi fridge/freezer. Double panel radiator. Ceramic tiled floor. Overhead strip light. UPVC outer door with an inset obscure double glazed panel gives rear garden access.

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FIRST FLOOR LANDING

3.33m x 1.91m (10'11 x 6'3)

Approached from the previously described staircase with a white spindled balustrade. Overhead light. Useful understair store cupboard. Turned staircase leads off to the 2nd floor Loft Room. Doors leading off to the 1st floor rooms.

BEDROOM ONE

4.72m x 3.96m (15'6 x 13')

Full width principal double bedroom. Two UPVC double glazed windows overlook the front aspect with views along Curzon Road. Both with lower opening lights. Single panel radiator. Two fitted double wardrobes with an additional single wardrobe.

BEDROOM TWO

3.23m x 2.79m (10'7 x 9'2)

Second Bedroom with a UPVC double glazed window to the rear south facing aspect. Lower opening light and fitted window blinds. Single panel radiator. Overhead light.

SHOWER ROOM/WC

2.95m x 1.70m (9'8 x 5'7)

Modern Wet Room style Shower Room installed around 2018. UPVC obscure double glazed window to the rear elevation. Top opening light and roller blind. Three piece white suite comprises: Wide showering area with a plumbed shower and fixed glazed screen. Wall hung wash hand basin with a centre mixer tap and drawer below. Fitted wall mirror above. Low level WC. Ceramic tiled walls. Overhead light and wall mounted extractor fan. Single panel radiator. Built in airing cupboard houses a wall mounted Glowworm combi gas central heating boiler installed at the same time as the Shower Room. Shelving below for linen storage.

SECOND FLOOR LANDING

1.91m x 1.75m (6'3 x 5'9)

With a white spindled balustrade and glazed roof light providing good natural light to the stairs and landing. Door leading to the Loft Room.

LOFT ROOM

4.72m x 3.18m max (15'6 x 10'5 max)

(max L shaped measurements) Boarded and carpeted. Overhead light. Obscure glazed roof light provides natural light. Roof eaves access. Having the potential to create a 3rd bedroom subject to the usual building consents.

OUTSIDE

To the front of the property is a walled garden that has been laid for ease of maintenance and is approached through a pedestrian gate with stone paved pathway, side chipped slate area and surrounding beds.

To the immediate rear is a large enclosed garden, measuring approximately 70' x 15', enjoying a sunny south facing aspect. With a stone flagged patio area, rear lawn and side flower and shrub borders. Side bin store area and timber gate leading to the rear service road. Garden tap and outside light to the Garage.

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GARAGE
4.34m x 2.36m (14'3 x 7'9)
Concrete panel Garage with an asbestos roof. Approached from the rear service road. The garage door hasn't been opened for a number of years now and is likely to require replacement. Side hardwood personal door. Power and light connected. Two glazed panels provides some natural borrowed light.

CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a Glowworm combi boiler (installed in 2018) serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

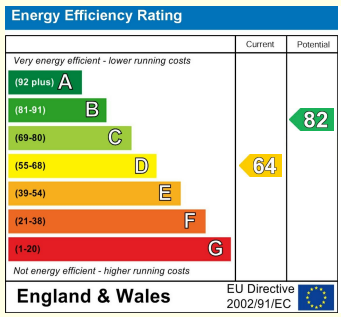
ELECTRICS
We understand the property now requires a full rewire and this has been allowed for in the current asking price.

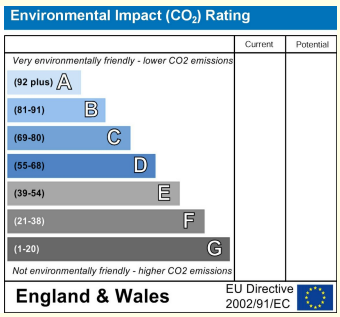
TENURE/COUNCIL TAX
The site of the property is held Leasehold for the residue term of 999 years (870 years remaining) subject to an annual ground rent of £4. Council Tax Band C

LOCATION
This deceptively spacious two bedroomed mid terraced house with a 70' long south facing rear garden and a very useful loft room, ideal for conversion into a 3rd bedroom subject to the usual building consents. The property has been owned by the same family for over 65 years and is now in need of a certain amount of modernisation which is reflected in the asking price. In a popular residential location just off Church Road. The property is conveniently placed within easy driving distance of Lytham, St Annes and Ansdell town centres with their comprehensive shopping facilities and amenities. Transport services are also readily available on Church Road. There are also a number of local primary and senior schools within walking distance. An internal viewing is strongly recommended to appreciate the potential this property has to offer. No onward chain.

VIEWING THE PROPERTY
Strictly by appointment through 'John Ardern & Company'.

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 our their own investigations before contract. Details Prepared January 2026





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