JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS

4 Parkinson Boulevard, St Annes

- Modern Detached 'Mayfair' Style Family House
- Entrance Hallway & Cloaks/WC
- Lounge & Modern Open Plan Dining Kitchen
- Ground Floor Reception Room/Bedroom with New En Suite Bathroom/WC
- Four 1st Floor Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Gardens to the Front & Rear
- Driveway Provides Good Off Road Parking
- Viewing Recommended
- Freehold, Council Tax Band E & EPC Rating B

£475,000

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

4 Parkinson Boulevard, St Annes

GROUND FLOOR
Front covered entrance with two external wall mounted coach lights.

HALLWAY
16'1 x 7'2

Spacious central hallway approached through an outer door with inset obscure double glazed panels. Porcelanosa tiled flooring. Corniced ceiling. Panel radiator with a decorative screen. Staircase leads to the first floor with a white spindled balustrade. Under stair cloaks/store cupboard with overhead light and matching tiled floor. Wall mounted room thermostat. Matching doors lead off to all rooms.

CLOAKS/WC
6'6 x 3'2

Obscure double glazed window to the front elevation with a top opening light. Two piece white suite comprises: Ideal Standard pedestal wash hand basin with a centre mixer tap and splash back tiling. Low level WC. Matching tiled floor. Two overhead inset ceiling spot lights. Single panel radiator.

LOUNGE
17'9 into bay x 11'3

Well proportioned principal reception room. Double glazed square bay window overlooks the front garden with two side opening lights. Fitted window seat/storage box below. Single panel radiator. Two wall lights. Corniced ceiling. Television/satellite aerial points. Focal point of the room is a Paul Green fireplace with ornate white display surround, display hearth and matching inset supporting a Dimplex electric coal effect fire. Recently laid wood effect flooring. Double doors leading directly to the open plan Dining Kitchen.

DINING KITCHEN
29'2 x 11'7

Spacious family Dining Kitchen approached from both the Hallway and through double doors from the adjoining Lounge. To the Dining Area are UPVC double glazed double opening French doors overlooking and giving direct access to the rear garden. Matching tiled floor throughout. Double panel radiator.

To the Kitchen area are two double glazed windows, again overlooking the rear garden with side opening lights. Excellent range of eye and low level cupboards and drawers. Caple one and a half bowl single drainer sink unit with centre mixer taps. Set in laminate working surfaces with matching splash back and concealed LED strip downlighting. Matching peninsular breakfast bar. Built in Neff appliances comprise: Four ring induction hob with a glass splash back. Illuminated extractor canopy above. Electric oven and grill. Combination microwave oven above. Integrated fridge/freezer with a matching cupboard front. Integrated dishwasher. Plumbing for a washing machine and space for a tumble dryer. Inset ceiling spot lights. Vent Axia ceiling extractor fan. Double panel radiator. Wall mounted central heating

programmer control. UPVC outer door with inset obscure double glazed panels gives access to the side and rear of the house.

RECEPTION ROOM/BEDROOM

20'3 x 18'6 max

(max L shaped measurements) The original integral double garage has been converted to form a spacious insulated ground floor room which lends itself to a variety of uses, including a second reception room, home office or en suite ground floor self contained bedroom, ideal for an extended family. UPVC double glazed double opening French doors overlook and give direct access to the front driveway. Matching full length panels to either side. UPVC door with inset obscure double glazed panels leads to the rear garden. Wood effect laminate flooring. Two wall mounted Dimplex electric heaters with integral programmer controls. Built in store cupboard with matching flooring and housing a wall mounted Potterton gas central heating boiler (5 years old). Door leading to the En Suite.

BATHROOM/WC

8'8 x 6'3

New (2024) three piece white suite. UPVC obscure double glazed window to the front elevation with two side opening lights and tiled display sill. Panelled bath with a centre mixer tap and pivoting shower screen. Plumbed overhead shower with additional hand held shower. Vanity wash hand basin with centre mixer tap and drawers below. Wall mounted shaving point. Sani Compact WC with built in macerator. Tiled walls and floor. Wall mounted extractor fan. Electric heated wall mounted towel rail.

FIRST FLOOR LANDING

13'4 x 8'10

Spacious central landing approached from the previously described staircase with matching spindled balustrade. Access to loft space. Corniced ceiling.

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Built in large airing cupboard houses a Heatrae Sadia hot water cylinder and pine shelving for linen storage. Matching doors leading off.

BEDROOM ONE
14'4 x 10'9

Double glazed window overlooks the front elevation with two side opening lights and fitted 'Night & Day' window blinds. Single panel radiator. Corniced ceiling. Television aerial point. Door to the En Suite.

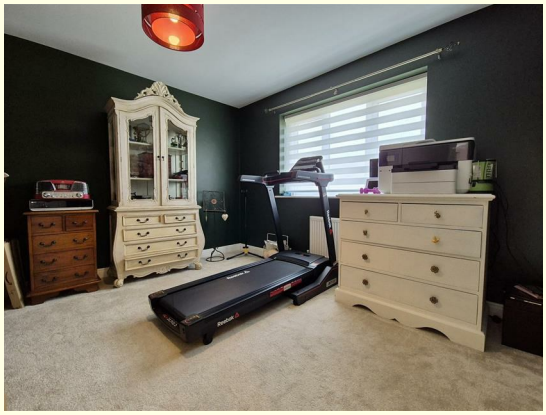
EN SUITE SHOWER/WC
7'8 x 7'7

Obscure double glazed opening window to the front elevation. Three piece modern white suite comprises: Wide shower cubicle with sliding glazed doors and a plumbed shower. Ideal Standard vanity wash hand basin with a centre mixer tap and cupboard below. Illuminated wall mirror above. Shaving point. Ideal Standard low level WC completes the suite. Tiled walls and floor. Inset ceiling spot lights and Vent-Axia extractor fan. Chrome heated ladder towel rail.

BEDROOM TWO
14'5 x 9'9

Second double bedroom. Double glazed window overlooks the front aspect with two side opening lights. Fitted 'Night & Day' window blinds. Single panel radiator.

BEDROOM THREE
12'1 max x 11'4



Third double bedroom. Double glazed window to the rear elevation with two side opening lights. Fitted 'Night & Day' window blinds. Single panel radiator.

BEDROOM FOUR
11'9 x 9'3 max

(max L shaped measurements) Fourth good sized bedroom. Double glazed window to the rear elevation with a side opening light. Single panel radiator.

BATHROOM/WC
7'9 x 6'5

Obscure double glazed window to the rear elevation with a side opening light. Three piece modern Ideal Standard white suite comprises: Panelled bath with a glazed shower screen, centre mixer tap and an over bath shower attachment. Vanity wash hand basin with a centre mixer tap and cupboard below. Illuminated wall mirror above. Shaving point. Low level WC. Part tiled walls and floor. Four inset ceiling spot lights and Vent-Axia extractor fan. Chrome heated ladder towel rail.

OUTSIDE

To the front of the property is an open plan lawned garden with a front maturing shrub border. An adjoining block paved driveway provides excellent off road parking for a number of cars. Stone flagged pathway leads to the front covered entrance. Timber gate to the side of the house with pathway leads to a side stone flagged patio providing a very useful bin store area. External wall light.

Continuing to the good sized rear family enclosed garden enjoying a West facing aspect, with a good sized stone flagged terrace. Rear lawn with side flower and shrub borders. External light and garden tap. Pathway continues down the side with a 2nd timber gate giving access back to the front garden.

CENTRAL HEATING
The property enjoys the benefit of gas fired central heating from a Potterton boiler (5 years old) serving panel radiators and domestic hot water. The ground floor reception room/bedroom with en suite has electric heating as described.

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

TENURE FREEHOLD/COUNCIL TAX
The site of the property is held Freehold. Council Tax Band E

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MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £360 per annum is currently levied.

LOCATION
This spacious four/five bedroomed detached family house, known as 'The Mayfair' was built in 2020 by Kensington Developments Ltd and is situated on this very popular development known as Richmond Point. The property is conveniently placed for both St Annes and Lytham town centres with their comprehensive shopping facilities, amenities and transport links. Richmond Point is also within a few minutes driving distance to the M55 motorway. Internal viewing essential to appreciate the accommodation this property has to offer together with a converted double garage providing an additional ground floor Reception Room/Bedroom with new en suite Bathroom/WC, ideal for extended families.

INTERNET CONNECTION/MOBILE PHONE SIGNAL
Ultrafast Full Fibre Broadband is currently available. Further information can be found at https://www.openreach.com/broadband-network/fibre-availability

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

THE GUILD
John Ardern & 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.

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 Amended February 2026

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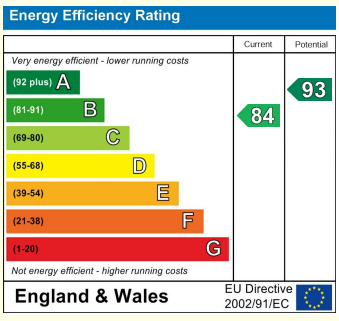

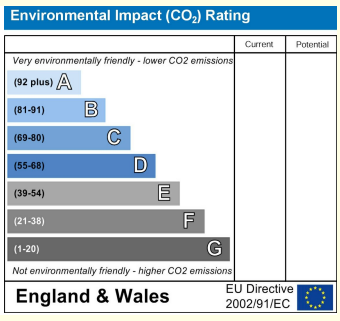

The Property Ombudsman

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