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57 Baltimore Road, St Annes

- Semi Detached Dormer Bungalow
- In Need of Modernisation
- Lounge & Dining Kitchen
- Ground Floor Bedroom
- Ground Floor Bathroom & Separate WC
- Two 1st Floor Double Bedrooms
- Garage & Driveway
- Gardens Front & Rear
- No Onward Chain
- Freehold

£205,000

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



www.johnardern.com



57 Baltimore Road, St Annes

GROUND FLOOR

SIDE ENTRANCE

Covered open side entrance with overhead light. Hardwood part glazed door leads to:

HALLWAY

3.53m x 2.13m (11'7 x 7')

Spacious central hallway. Parquet flooring. Corniced ceiling. Display plate rack. Single panel radiator. Side meter cupboard housing the gas and electric meters. Telephone point. Turned staircase leads off to the first floor with side handrail.



LOUNGE

4.75m x 3.66m (15'7 x 12')

Good sized principal reception room. Double glazed window overlooks the front garden. Two side opening lights. Double panel radiator. Corniced ceiling. Telephone point. Open display shelving. Tiled fireplace with raised tiled hearth.



DINING KITCHEN

4.45m x 4.17m max (14'7 x 13'8 max)

(max L shaped measurements) Double glazed window overlooks the rear garden with side opening light. Adjoining double glazed door gives rear garden access. Eye and low level cupboards and drawers. Stainless steel single drainer sink unit set in roll edged work surfaces with splash back tiling. Corner shelving and two glazed display units. Electric cooker point. Plumbing for washing machine and space for a fridge/freezer. Ideal Mexico 2 gas central heating boiler. Double panel radiator. Wall light. Door gives access to a understair store cupboard with shelving.



BEDROOM ONE

4.19m x 3.23m (13'9 x 10'7)

Ground floor double bedroom. Double glazed window overlooks the front garden with side and top opening lights. Additional double glazed window to the side elevation. Telephone point. Double panel radiator. Two fitted double wardrobes with further storage over.



BATHROOM

2.34m x 1.78m (7'8 x 5'10)

Obscure double glazed window to the rear elevation with side opening

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light. Three piece coloured suite comprises: Tiled panelled bath. Corner step in shower cubicle with an Aqua Galaxy 1000 electric shower. Pedestal wash hand basin. Part tiled walls. Double panel radiator



SEPARATE WC

1.45m x 0.79m (4'9 x 2'7)

Obscure double glazed opening window to the side elevation. Low level WC. Matching part tiled walls.

FIRST FLOOR LANDING

3.66m x 2.13m (12' x 7')

Approached from the previously described staircase. Access to loft space. Built in airing cupboard houses a lagged hot water cylinder.



BEDROOM TWO

3.61m x 3.20m (11'10 x 10'6)

Second double bedroom. Double glazed window to the side of the property. Side opening light. Double panel radiator. Telephone point. Built in cupboard with hanging rail.



BEDROOM THREE

3.66m x 2.59m (12' x 8'6)

Third well proportioned bedroom. Double glazed window to the front elevation. Central opening light. Double panel radiator.



OUTSIDE

To the front of the bungalow is a walled garden laid to lawn with side borders. A driveway approached through double opening gates provides off road parking and leads down the side of the property.

To the immediate rear is an enclosed garden which has again been laid to lawn with stone flagged pathway and rear patio area.



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GARAGE

Brick single car garage approached through an up and over door.
External light. Adjoining brick built store.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from an Ideal Mexico boiler in the kitchen serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band C

LOCATION

This three bedroomed semi detached dormer bungalow is in need of modernisation but offers great potential being situated in a quiet close within just a few minutes walking distance of Whalley Place shopping facilities and being adjacent to Church Road transport services linking both St Annes and Lytham town centres. Internal viewing recommended. No onward chain.

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.

PROPERTY MISDESCRIPTION ACT

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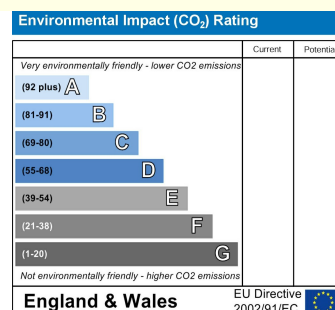
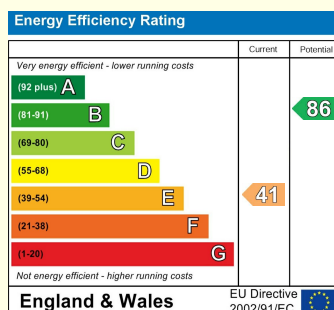
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