



ESTATE AGENTS • VALUER • AUCTIONEERS



Brentwood House 442 Midgeland Road, Blackpool

- Stunning Detached Family House
- Outbuildings/Bungalow with Huge Potential
- Reception Hallway & Three Reception Rooms
- Modern Fitted Breakfast Kitchen
- Utility & Wet Room/WC
- Principal En Suite Bedroom
- Dressing Room/Bedroom Four
- Two Further Double Bedrooms
- 2nd En Suite Shower/WC
- Extensive Gardens & Double Garage

Guide Price £925,000

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



www.johnardern.com



Brentwood House

442 Midgeland Road, Blackpool

GROUND FLOOR

VESTIBULE ENTRANCE

5'9 x 3'

Approached through a uPVC double glazed outer door and matching side window. Over head downlights.

PRINCIPAL HALLWAY

19'8 x 7'5



Delightfully appointed principal hallway with turned staircase leading off with white spindled balustrade. Double glazed window with two opening lights overlooks the front garden. Double panel radiator. Matching hardwood glazed door leads to an under stair cloaks/store cupboard.

INNER HALL

With lower wood panelling and dado rail. Matching halogen downlights giving light to the large rear hall and staircase.

WET ROOM CLOAKS/WC

9'6 x 3'5

With ceramic floor and wall tiles with electric under floor heating. Modern three piece suite comprises: Wet room shower with rain drop shower and six body jets and further hand shower. Roca fixture wash hand basin with semi concealed wall mounted mixer tap. The suite is completed by a matching Roca semi concealed low level WC. Chrome heated ladder towel rail. Ceiling downlights and extractor fan. Opening double glazed window.

SECOND HALL

11'2 x 9'

Approached through central outer door with double glazed matching windows to the side. Ceiling downlights. Two panel radiators. Modern hardwood doors lead off.

LOUNGE

23'8 x 13'9



Superb through lounge with split level floor and having feature barrelled ceiling with halogen downlights. Double glazed windows overlook the front, side and rear of the property. The focal point of the room is a log

effect gas living flame fire with modern polished marble surround, over mantle and matching hearth. To both sides of the external chimney breast there are inglenook style leaded and stained glass windows encapsulated into uPVC double glazed unit. Amtico floor to the upper floor. Central arch gives additional access to:



DINING ROOM

19'9 x 11'3



With matching Amtico floor. Double opening, double glazed doors overlook and give access onto the south westerly facing gardens. Lower wood panelling with dado rails. Matching illuminated barrelled ceiling with further halogen downlights. Two slimline contemporary wall mounted radiators with a door to the main hall.

DINING-KITCHEN

20' x 15'8



Stunning modern fitted kitchen (2yrs) with an excellent range of fixture wall mounted cupboards and drawers. Matching island unit with breakfast and inset sink unit with chrome mixer taps. Five ring electric hob with ceiling downlights above. Further built in appliances comprise: twin electric ovens and combination microwave. Slide out pantry cupboard. Full length integrated larder fridge and adjoining full length freezer. Integrated dishwasher. Double opening, double glazed doors with matching side windows give access onto the sun terrace and gardens beyond. Discreet floor and ceiling lighting and further LED downlights. Wine fridge. Double panel radiator. Amtico floor covering. Archway leads to the hall (11' x 9'9) adjoining the second staircase which leads to bedroom suite one.



FAMILY DAY ROOM



With feature vaulted ceiling with downlights. Provision for wall mounted television with open shelving. Panel radiator. Double opening, double glazed doors and matching side windows overlook and give access to the sun terrace and garden beyond. Single panel radiator.

LAUNDRY ROOM

15'5 x 9'3

Approached from the adjoining second lounge with wood laminate floor. Plumbing facilities for automatic washing machine. Porcelain Belfast sink with chrome mixer taps. Variety of fixture wall cupboards. Double glazed window and adjoining door overlook and give access to the rear garden.

FIRST FLOOR

Approached from the staircase adjoining the inner hall from the kitchen with spindled balustrade leading to the bedroom suite one landing.

LANDING

14'5 x 11'



With double glazed picture window overlooking the front garden with open fields beyond. Vaulted ceiling with halogen downlights. Further high level double glazed window receives maximum sun light.

PRINCIPAL BEDROOM

19' x 18'3



Stunning main double bedroom with vaulted ceiling with downlights. Double glazed windows overlook both the front and rear gardens. Two panel radiators. Range of fixture cupboards and open shelving. Walk in second dressing room (6'6 x 5'6) with hanging rails and open shelving.

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DRESSING ROOM/BEDROOM FOUR

18'6 x 8'7



Originally a fourth bedroom and could easily be replanned to a bedroom. Double opening doors give access onto a balcony which overlooks the rear garden. At present there are fitted hanging rails and open shelving. Inter connecting door leads to the principal staircase. Double panel radiator. Further window overlooks the rear.

EN SUITE BATHROOM/WC



Superb four piece modern suite (2 yrs old) having a pebble effect tiled floor with electric under floor heating with further wall tiling and split level steps to the Jacuzzi style 'infinity' bath with polished granite surround and having wall mounted television. Step in wet room shower with fixed curved screens and rain drop over head shower and further hand shower. Vanity wash hand basin set in a surround with cupboards beneath and wall mounted mixer tap and illuminated mirror over. The suite is completed by a semi concealed low level WC. Two matching chrome heated ladder towel rails. Part pitched ceiling with downlights. Further Velux pivoting double glazed roof light and a dormer window overlooks the front elevation.

SECOND STAIRCASE

Leading from the main hall giving access to the landing. Double panel radiator. Airing cupboard contains an insulated hot water cylinder.

BEDROOM SUITE TWO

14'2 x 12'9



Spacious second double bedroom with double glazed window overlooking the front garden with open views beyond. Ceiling downlights. Double panel radiator.

EN SUITE SHOWER ROOM/WC

8'6 x 7'4



Completely refitted approx 2yrs ago and having ceramic floor with electric under floor heating and wall tiles. Three piece suite comprises: Walk in wet room shower with rain drop over head shower and hand shower. Circular vanity wash hand basin with wall mounted mixer taps and illuminated mirror above with wall mounted having point. The suite is completed by an off set semi concealed low level WC. Chrome heated ladder towel rail. Ceiling halogen downlights and fan. Open display niche with glass shelving and light above. Obscure glazed outer window with two opening lights.

N.B



Adjoining this second bedroom suite there is a walk in dressing room (6' x 5'9) with pitched ceiling. Double glazed circular window. Single panel radiator. Fitted hanging rails.

BEDROOM THREE

19'9 x 11'2



Spacious third double bedroom with double glazed window overlooking the rear elevation. One double and separate single panel radiator. Fitted computer desk.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a 2yr old modern Worcester boiler in the garage serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units.

INTEGRAL GARAGE

18'5 x 16'6

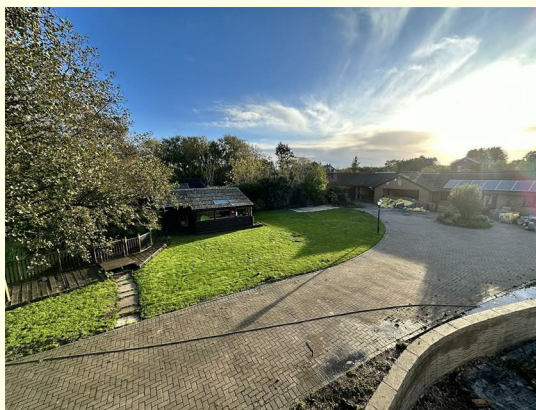
With electrically operated up & over door. Ceramic tiled floor. Useful bank of fixture cupboards and shelving. Modern Worcester (2yrs old) boiler with adjoining insulated hot water cylinder.

OUTSIDE



To the front of the property there is a very attractive garden approached through two double opening electric wrought iron gates. To the side of the centre of the main driveway there is a landscaped garden laid principally to lawn with a centre 'hexagon' stone raised patio and well stocked shrub and flower borders. Crossing the block paved driveway there is an ornamental fish pond with timber balustrade and open timber gazebo. Rear lawned garden bordered by block paving and having a spacious log cabin which could easily be converted into a garden entertainment room with it's timber decked terrace. Second storage log cabin is situated off the rear garden area which borders the walled terrace adjoining the house. Full width family raised sun terrace adjoins the house with curved rendered wall with side access to the TIMBER TREE HOUSE (13' x 12'4) with double doors onto the veranda and further double glazed windows and having power and light supplies.

To the immediate rear there is a BRICK AND TIMBER BUNGALOW in need of full modernisation but could easily be adapted into a Air B&B/ Granny Flat / Office accommodation with adjoining car port/hot tub area.



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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 G

LOCATION

Brentwood is situated on a quieter cul-de-sac end of Midgeland Road which crosses School Road and stands in approximately an acre of private gardens approached from two electrically operated wrought iron gates. This area of Marton Moss is very convenient within minutes to the M55 motorway access and is well placed for both Lytham St Annes and Blackpool Schools. An internal and external inspection is strongly recommended to fully appreciate the spacious well planned and completely modernised accommodation which is a complement to the present owners and to see the potential of the external BUNGALOW/OUTBUILDING which could easily be converted to from a Granny Flat or Air B&B accommodation.

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

John Arden & 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 out their own investigations before contract. Details Prepared November 2022



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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	58

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		
England & Wales	EU Directive 2002/91/EC	



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