



ESTATE AGENTS • VALUER • AUCTIONEERS



2 Willowmead Park, Moss Side

- Stunning Detached Family House
- Four Reception Rooms & Conservatory
- Dining Kitchen, Utility & Cloaks/WC
- En Suite Master Bedroom
- Three Further Bedrooms
- Modern Bathroom/WC
- Large Gardens Front & Rear
- Double Garage & Off Road Parking
- Open Views to the Front Aspect
- Freehold & EPC Rating C

£625,000

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



www.johnardern.com



2 Willowmead Park, Moss Side

GROUND FLOOR

Open canopied entrance with wall mounted coach light.

ENTRANCE HALLWAY

15'2 x 5'4



Spacious central hallway approached through an outer door with inset stained glass and leaded panels. Side double glazed window provides further good natural light. Double panel radiator. Ornate corniced ceiling. Turned staircase leads off to the first floor. Engineered oak wood floor. White panelled doors lead off.

CLOAKS/WC

7'8 x 3'10



Modern two piece suite fitted approximately 4 years ago. Part ceramic tiled walls and floor. Pedestal wash hand basin. Low level WC. Single panel radiator. Two inset ceiling spot lights and extractor fan.

STUDY

13'6 x 7'4 max



(some restricted head height) Very useful separate Study. Double glazed window overlooks the front garden. Side opening light. Single panel radiator. Corniced ceiling. Matching engineered oak floor. Picture light. Telephone point. Television aerial point.

LOUNGE

19' x 12'4



Spacious and well appointed principal reception room. UPVC double glazed window overlooks the front garden. Two side opening lights. Two double panel radiators. Matching wood floor. Focal point of the room is a fireplace with display surround, raised hearth and decorative tiled inset supporting a gas coal effect living flame fire. Two further double glazed windows to either side of the fireplace. Television aerial point. Telephone point. Corniced ceiling and inset ceiling spot lights. Double doors lead to the adjoining Sitting Room.

DINING ROOM
12'6 x 9'9



Approached through a glazed door from the central hallway. Matching wood floor. Corniced ceiling. Single panel radiator. Telephone point. Double opening UPVC double glazed French doors lead to the Conservatory. Internal door leads to the Sitting Room.

CONSERVATORY
17'8 x 12'8 average



Spacious brick based conservatory with a pitched glazed ceiling with central light/ceiling fan. UPVC double glazed windows enjoy an outlook over the rear gardens with a number of top opening lights. Double opening French doors give direct garden access. Two wall lights. Dimplex slimline electric panel heater. Ceramic tiled floor.

SITTING ROOM
11'8 x 10'



Very useful separate family sitting room. Hardwood framed double glazed window with two side opening lights look through to the Conservatory with garden beyond. Matching wood floor. Single panel radiator. Corniced ceiling. Television aerial point. Double doors lead to the Lounge. Additional door to the Dining Room.

DINING KITCHEN
17'2 x 11'8



Superb fitted family dining kitchen. Two UPVC double glazed windows overlook the rear garden. Excellent range of eye and low level fixture cupboards and drawers. Incorporating open display shelving units, glazed cupboard and wine rack. One and a half bowl ceramic sink unit with centre mixer tap. Set in heat resistant roll edged working surfaces with concealed downlighting and splash back tiling. Built in appliances comprise: Hotpoint four ring gas hob in a feature glass surround with glass splash back and an illuminated extractor canopy above. Siemens electric oven and grill. Siemens integrated dishwasher and integrated fridge/freezer, both with matching cupboard fronts. Corniced ceiling. Double panel radiator. Inset ceiling spot lights. Feature stone flagged floor. Telephone point. Television aerial point. Internal door leads to the Utility room.

2 Willowmead Park, Moss Side



UTILITY ROOM 11'2 x 5'1

Useful separate utility. Matching stone flagged floor. Matching range of fitted cupboards. Single drainer sink unit with centre mixer tap set in laminate working surfaces and splash back tiling. Plumbing for washing machine below. Space for a tumble dryer. Double panel radiator. Corniced ceiling. Manrose extractor fan. Hardwood outer door with an inset obscure glazed panel gives access to the rear of the property. Internal door leads to the attached DOUBLE GARAGE.

FIRST FLOOR LANDING 13'8 x 11' max

(max L shaped measurements) Spacious landing area approached from the previously described turned staircase with white spindled balustrade. UPVC obscure double glazed high level window provides natural light to the hall, stairs and landing. Ornate corniced ceiling. Access to the part boarded loft space with light. Double doors reveal an airing cupboard containing an insulated hot water cylinder and providing linen storage space. White panelled doors lead off to the first floor rooms.

MASTER BEDROOM SUITE 14'9 x 12'4



Delightful principal bedroom suite. UPVC double glazed window enjoys superb open front views. Two side opening lights. Single panel radiator. Corniced ceiling. Built in bedroom furniture comprises: Triple wardrobes with centre mirrored panels. Central kneehole dressing table with drawers either side and further storage over. Telephone point. Television aerial point. Door leads to the En Suite.

EN SUITE SHOWER ROOM/WC 9'5 into shower x 3'8



Very well fitted modern (approx 4 years old) three piece white bathroom suite. Obscure double glazed opening window to the side elevation. Full width shower cubicle with sliding glazed doors, plumbed overhead and additional hand held shower. Wall hung wash hand basin with centre mixer tap and illuminated mirror above. Low level WC completes the suite. Chrome heated ladder towel rail. Inset ceiling spot lights and extractor fan. Ceramic tiled walls and floor.

BEDROOM TWO 13'5 x 9'3



Second tastefully presented double bedroom. Double glazed window enjoys the rural views to the front of the property. Two side opening lights. Single panel radiator. Corniced ceiling. Television aerial point.

BEDROOM THREE

11'9 x 8'3 + wardrobes



Third double bedroom. Double glazed window overlooks the rear elevation with two side opening lights. Single panel radiator. Corniced ceiling. Three fitted double wardrobes with two central mirrored panels. Television aerial point.

BEDROOM FOUR

11'10 x 8'1



Fourth well proportioned double bedroom. Double glazed window to the rear elevation. Side opening light. Corniced ceiling. Single panel radiator.

BATHROOM/WC

8'6 x 7'5



Modern family bathroom comprising a four piece white suite (fitted approx 4 years ago). Obscure double glazed window to the rear elevation with side opening light. Tiled display sill and fitted wooden shutters. Freestanding roll top bath with centre mixer tap and hand shower. Corner step in shower cubicle with curved sliding glazed doors, overhead rainfall shower and separate hand held shower. Pedestal wash hand basin with illuminated mirror above. Low level WC. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Inset ceiling spot lights and extractor fan.

OUTSIDE



To the front and side of the property are superb open plan lawned gardens with very well stocked flower beds, borders and rockery areas with mature conifers. Feature central Magnolia tree. Block paved pathways and double driveway providing good off road parking and leading directly to the double garage. External security lighting. External gas and electric meters. Timber gate gives direct access to the rear garden.

To the immediate rear of the property is a stunning family lawned garden enjoying a sunny facing aspect. The garden has been mainly laid to lawn with very well stocked and maintained curved flower and mature shrub borders. Inset stepping stones lead to a feature circular stone flagged patio area. Outside tap. To the rear of the Garage and approached from the Utility Room is a central block paved area with external lighting and providing an ideal bin store area. The front and rear gardens must be inspected to be fully appreciated.



DOUBLE GARAGE

18'2 x 18'2

Attached brick garage approached through an electrically operated up and over door (fitted December 2021). Pitched and tiled roof with loft access space. Power and light supplies connected. Wall mounted British Gas boiler. Hardwood outer door with inset obscure glazed panel gives access to the rear of the property. Inner hardwood doors leads directly to the Utility Room.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a British Gas boiler (approx 5 years old) in the garage serving panel radiators and domestic hot water. We understand the boiler is serviced annually by British Gas together with the radiators.

2 Willowmead Park, Moss Side

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 G

DRAINAGE

Willowmead Park is connected to a septic tank drainage system.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £70 per month is currently levied. This includes landscape maintenance and septic tank servicing.

NOTE

The carpets (3 years old) and blinds are included in the asking price.

LOCATION



Willowmead Park was constructed in 1997 by Newfield Jones Homes to a very high standard and comprises nineteen executive detached homes set in approximately ten acres. This particular four bedroom extended property has the benefit of open views to the front and stands on a large commanding plot. The hamlet of Moss Side lies approximately one mile to the Lytham boundary, and very close to the beautiful award winning village of Wrea Green. Moss Side has the benefit of its own open railway station which links directly to Lytham and St Annes, or Kirkham and Preston with an hourly service. The M55 Motorway can be accessed in approximately 10 minutes drive from the property. Internal and external viewing strongly recommended to appreciate the spacious accommodation this property has to offer which is a compliment to the owners who have been in the property since new.

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 April 2022



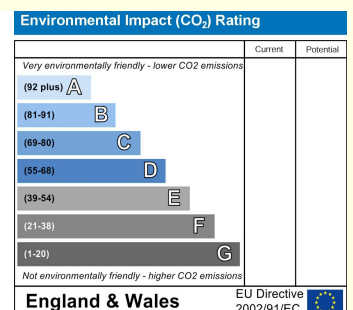
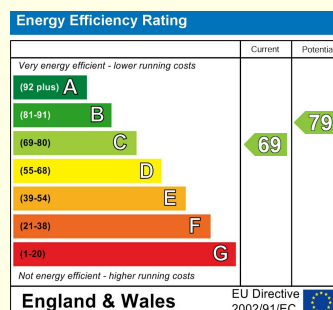
6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA



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.