



ESTATE AGENTS • VALUER • AUCTIONEERS



4 Stock Road, Blackpool

- Modern 'Bowes Style' Detached House
- Vestibule Entrance
- Lounge
- Family Dining-kitchen
- Cloaks/WC
- Four Bedrooms
- Two Bathrooms
- Large Rear Garden
- Garage & Off Road Parking
- Freehold & EPC - B

£285,000

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



www.johnardern.com



4 Stock Road, Blackpool

GROUND FLOOR

VESTIBULE ENTRANCE

1.02m x 0.94m (3'4" x 3'1")

Approached through a modern outer door with centre obscure double glazed panel. Panel radiator.

LOUNGE

4.65m into bay x 3.76m (15'3" into bay x 12'4")

Nicely appointed principle reception room with double glazed bay window overlooks the front garden. Two opening lights. Panel radiator. Television aerial point.



DINING-KITCHEN

6.40m x 5.23m max (21' x 17'2" max)

Very spacious well planned FAMILY dining kitchen with an excellent range of wall and floor mounted cupboards and drawers. Laminate working surfaces. Matching island unit/breakfast bar. Inset one & a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built in Zanussi appliances comprise: automatic fan assisted oven and grill. Four ring gas hob in stainless steel surround. Illuminated glass and stainless steel extractor canopy above. Integrated dishwasher. Plumbing facilities for automatic washing machine. Three panel radiators. Double opening, double glazed doors overlook and give access to the spacious family lawned garden. Staircase leads off with white balustrade. Under stair store cupboard. Additional double opening doors lead from the cooking kitchen. Ceiling halogen downlight and Vent-Axia extractor fan.



DINING-KITCHEN



CLOAKS/WC

1.60m x 0.99m (5'3" x 3'3")

Roca two piece white suite comprising: pedestal wash hand basin with chrome mixer tap and splash back tiling. Semi concealed low level WC. Obscure double glazed opening outer window. Vent-Axia ceiling extractor fan. Panel radiator.

FIRST FLOOR LANDING

3.68m max x 2.92m (12'1" max x 9'7")

Approached from the previously described turned staircase with an obscure double glazed window with two opening lights on the half stair giving further light to the stairs and upper landing. With white spindled balustrade. Useful linen store cupboard. Further airing cupboard with insulated hot water cylinder.



BEDROOM SUITE ONE

3.61m x 3.00m (11'10" x 9'10")

Well planned and appointed principal double bedroom. Double glazed window overlooks the front elevation. Two side opening lights. Panel radiator.



EN SUITE SHOWER ROOM/WC

2.57m into shower x 0.84m (8'5" into shower x 2'9")

Part ceramic tiled walls. Three piece Roca suite comprises: Step in tiled shower compartment with a plumbed shower and filing outer door. Fixture wash hand basin with chrome mixer tap and large wall mirror above with display sill. The suite is completed by a semi concealed low level WC. Chrome heated ladder towel rail. Obscure double glazed opening outer window. Ceiling downlight and Vent-Axia extractor fan.

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BEDROOM TWO

3.51m x 2.79m plus wardrobes (11'6 x 9'2 plus wardrobes)

Second double bedroom with range of fitted wardrobes on one wall. Double glazed window with two opening lights overlooks the rear garden. Panel radiator.



BEDROOM THREE

2.92m x 2.59m (9'7 x 8'6)

Third double bedroom at present used as a dressing room. Double glazed window with two opening lights overlooks the rear garden. Panel radiator.



BEDROOM FOUR

2.62m x 1.91m (8'7 x 6'3)

Larger than average fourth bedroom with double glazed window with side opening light overlooks the front garden. Panel radiator.

BATHROOM/WC

1.96m x 1.68m (6'5 x 5'6)

With part ceramic tiled walls. Three piece Roca suite comprises: paneled bath with chrome mixer tap and shower with pivoting screen. Fixture wash hand basin with chrome mixer tap and large wall mirror above with halogen downlight. The suite is completed by a semi concealed low level WC. Obscure double glazed opening outer window. Ceiling downlight and Vent-Axia extractor fan. Chrome heated ladder towel rail.



CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a wall mounted boiler in the garage serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units

OUTSIDE

To the front of the property there is an open plan easily managed lawned garden with maturing shrub and flower borders. External coach light. Gas and electric meters. Down the side of the property there is a garden tap.

To the immediate rear of the property there is a spacious FAMILY garden (41ft x 33ft) laid principally to lawn with stone chipped corner sun patio and maturing shrub and flower borders. External light.



GARAGE

4.98m x 2.51m (16'4 x 8'3)

Integral brick constructed garage with up & over door and having power and light supplies. Wall mounted gas central heating boiler.

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 D. (To be advised).

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £164.72 per year is currently levied.

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LOCATION

This spacious and attractive 'Bowes Style' detached four bedroom modern house was constructed in Feb 2019 by Rowland Homes on this attractive development known as 'Marples Grange'. It is situated adjoining the main Blackpool-Preston road, the A583 and being only minutes from the M55 motorway access. Other local points of interest include close proximity to primary schools, Blackpool and Martons shopping centres and conveniently placed for Lytham St Annes and Preston.

Viewing recommended.

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.

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

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 September 2022



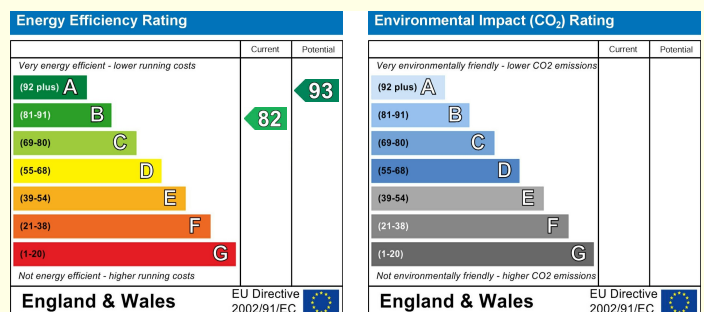
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