



ESTATE AGENTS • VALUER • AUCTIONEERS



## 17 Brooklands Road, Lytham St. Annes

- Semi Detached House
- Lounge
- Extended Dining Kitchen
- Three Bedrooms
- Modern Shower Room/WC
- South Facing Rear Garden
- Off Road Parking & Garage
- Gas CH & Double Glazing
- Freehold & EPC Rating D
- Viewing Recommended

**£179,950**

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



[www.johnardern.com](http://www.johnardern.com)





## 17 Brooklands Road, Lytham St. Annes

### GROUND FLOOR

Approached through a uPVC double glazed outer door with centre obscure panel.

### ENTRANCE HALL

Approached from the previously described outer door. Double panel radiator. Under stair store cupboard with circuit breaker fuse box, gas and electric meters. Cloaks store cupboard. Stairs leads to the first floor. Wood laminate floor.



### LOUNGE

Extremely well appointed reception room with uPVC double glazed window with side opening light overlooks the front elevation. uPVC double glazed sliding patio doors overlook and give access to the rear garden. The focal point of the room is a modern fire surround with inset electric fire. Telephone and television aerial point. Double panel radiator with thermostatic valve control.



### EXTENDED DINING-KITCHEN

Modern (5 yrs old) very well appointed extended dining kitchen with an excellent range of eye and low level fixture cupboards and drawers. Roll topped working surface with inset Carron Phoenix single drainer stainless steel sink unit with centre mixer taps. Integrated appliances comprise: AEG fan assisted oven and grill set in a stainless steel surround. Zanussi four ring induction hob with an illuminated extractor canopy above in matching stainless steel surround. Zanussi fridge/freezer. Zanussi slim line dishwasher. Slimline Zanussi automatic washer/dryer. uPVC double glazed window with side opening light overlooks the rear elevation. Side uPVC door with obscure

glass gives access to the side driveway. Dining area with double panel radiator with thermostatic valve control. Further uPVC double glazed window gives natural light. Cupboard contains a Wall mounted Main Eco Elite combi boiler.



### FIRST FLOOR

Approached from the previously described staircase. Loft access. Double glazed window with side opening light overlooks the front elevation.



### BEDROOM ONE

Tastefully appointed double bedroom with uPVC double glazed window with side opening light overlooking the rear elevation. Double panel radiator with thermostatic valve control. Television aerial point.

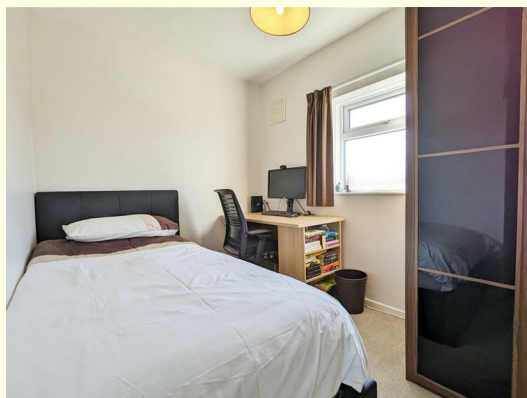


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## BEDROOM TWO

Second deceptive double bedroom with uPVC double glazed window with top opening light overlooks the rear elevation. Double panel radiator with thermostatic valve control. Television aerial point.



## BEDROOM THREE

Double panel radiator with thermostatic valve control. uPVC double glazed window with side opening light overlooking the front elevation.



## SHOWER ROOM/WC

Totally refitted (12 months ago) three piece white suite comprises: Step in tiled shower compartment with a plumbed shower with overhead and hand attachments together with sliding outer door. 'Rak' pedestal wash hand basin with centre mixer tap and wall mounted circular mirror fronted medicine cabinet above. The suite is completed by a 'Rak' low level WC. Ceramic tiled walls and floor. Chrome ladder heated towel rail. Obscure uPVC double glazed window with top opening light. Wall mounted extractor fan. Five LED downlights. Useful fitted store cupboard with open shelving.



## DOUBLE GLAZING

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

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a 'Main Eco Elite' combi boiler serving panel radiators and giving instantaneous domestic hot water.

## OUTSIDE

To the front of the property the garden has been laid to lawn for ease of maintenance with mature tree and shrub borders. Outside coach light. Concrete driveway is approached through double opening wrought iron gates and leads down the side of the property to the single car garage.

To the immediate rear of the property there is a delightful SOUTH FACING rear garden again laid principally to lawn for ease of maintenance with mature tree and shrub borders. Stone flagged sun patio directly adjoins the rear of the property. Outside garden tap.



## GARAGE

Single car garage approached through double opening doors. uPVC double glazed window gives natural light.

## 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 B.

## LOCATION

This delightfully appointed extended end terraced family house is conveniently placed in Ansdell within easy reach of Woodlands Road with its local shops and amenities. Brooklands Road can be found situated just off Worsley Road, a residential area of Ansdell with local transport services readily available close by. There are also a number of schools in close proximity, with Lytham St Annes High School within easy walking

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distance.

Internal and external viewing recommended.

## ALARM

The property has a burglar alarm system fitted.

## 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto: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](http://www.guildproperty.co.uk).

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## 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 October 2022



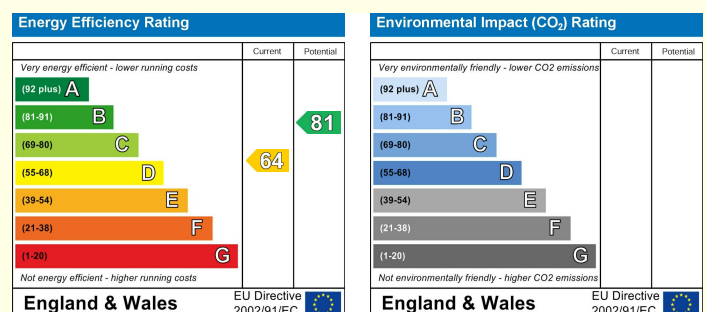
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