



ESTATE AGENTS • VALUER • AUCTIONEERS



91 St. Andrews Road South, St. Annes

- Superbly Presented Semi Detached Period House
- Offering Family Accommodation Over Three Floors
- Two Large Reception Rooms
- Stunning Open Plan Living/Dining Kitchen
- Ground Floor Shower Room/WC
- Three 1st Floor Double Bedrooms
- En Suite Bathroom/WC & Family Bathroom/WC
- Two Further 2nd Floor Bedrooms
- Good Sized Rear Garden & Off Road Parking
- Leasehold, Council Tax Band D & EPC Rating D

£369,000

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



www.johnardern.com



91 St. Andrews Road South, St. Annes

GROUND FLOOR

External wall mounted coach light.

ENTRANCE VESTIBULE

5'4 x 5'



Approached through a modern composite outer door with inset obscure double glazed leaded panels. Numbered decorative glazed panel above provides further good natural light. Stripped and polished wood floor. Corniced ceiling and dado rails. Side fitted shoe cupboard. Original hardwood inner door with inset stained glass leaded panels opening to the Hallway (some damage to the original delicate stained glass work). Matching stained glass panels to either side. Glazed panel above.

HALLWAY

23'6 x 5'9



Spacious entrance Hall with a stripped and polished wood floor. High level corniced ceiling with decorative picture rails. Turned staircase leads off to the first floor. Feature cast iron radiator on the inner wall. Square arch leading to the inner Sitting Room and stripped pine doors to the Lounge and Kitchen.

LOUNGE

16'9 into bay x 13'4



Impressive principal reception room with a feature bay window overlooking the front south facing aspect. UPVC double glazed sash windows with lower fitted shutters and upper window blinds. Padded window seat below. Decorative corniced ceiling with a centre rose. Part wood panelled walls to the dado rails. Cast iron radiator. Provisions for a wall mounted TV. Focal point of the room is a feature display fireplace with a display hearth and cast iron inset supporting a gas coal effect living flame fire.



SITTING ROOM

16'2 into bay x 13'



Second delightful reception room, again tastefully decorated and presented. UPVC double glazed half bay window overlooking the rear garden with opening sash windows. Corniced ceiling and centre rose. Picture rails have been retained. Double panel radiator. Two fitted display units to either side of the chimney breast with cupboards below. Centre fireplace with a wooden display surround, tiled hearth and a decorative tiled inset with a cast iron grate.

OPEN PLAN LIVING/DINING KITCHEN

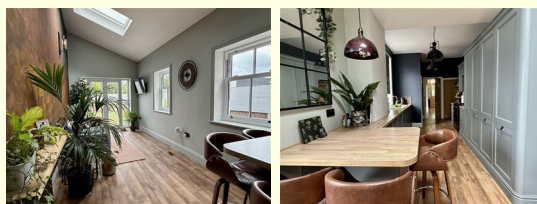
38' x 8'4



Feature entertaining family Kitchen with a rear Living/Dining Area. To the Kitchen area is a UPVC double glazed sash window overlooking the side aspect. Excellent range of modern eye and low level cupboards and drawers with additional display shelving. One and a half bowl ceramic sink unit with a centre mixer tap. Set in wood effect working surfaces with splash back tiling. Matching peninsular breakfast bar with a pendant light above. Kitchen appliances comprise: Beko cooking range with seven gas ring burners, with an electric double oven and grill below. Illuminated extractor canopy above. Hisense integrated dishwasher and Bosch washing machine, both with matching cupboard fronts. Integrated larder fridge and adjoining larder freezer. Adjoining full length matching pantry cupboards with shelving. Wood strip laminate flooring. Two overhead lights. Cast iron radiator on the inner wall with a display shelf above. Door leads off the Kitchen area to a very useful cellar area, ideal with storage with a wall light and housing the electric meter and circuit breaker fuse box. Door also leading off the Kitchen to the Shower Room/WC.



The rear Living area has a pitched ceiling with two large double glazed pivoting roof lights. Attractive hand painted feature wall with two wall lights. Two UPVC double glazed sash windows to the side elevation provide further excellent natural light. Matching wood effect laminate flooring. Provisions for a wall mounted TV. UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Matching full length double glazed panels to either side of the doors.



SHOWER ROOM/WC

5'8 into shower x 3'



Useful ground floor Shower Room comprising a three piece white suite. Step in shower cubicle with folding glazed doors and a Mira shower. Wall hung wash hand basin with an offset mixer tap and cupboard below. Display shelf above. Low level WC. Cupboard conceals a wall mounted Baxi combi gas central heating boiler. Wall mounted extractor fan and two inset ceiling spot lights. Matching wood effect floor.

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FIRST FLOOR LANDING 17'7 x 6'1



Spacious split level landing approached from the previously described staircase with a white spindled balustrade. Continuing staircase to the second floor accommodation. Decorative picture rails. Wood panelled doors leading off.

BEDROOM SUITE ONE 14'3 x 13'5



Tastefully presented principal bedroom suite. UPVC double glazed sash window overlooks the rear garden with fitted window blinds. Cast iron feature radiator. Corniced ceiling with a centre rose. Door leading to the En Suite.

EN SUITE BATHROOM/WC 7'2 x 6'3



UPVC obscure double glazed window to the side elevation with a top opening light. Three piece white suite comprising: Panelled bath with a centre mixer tap, curved glazed screen and a plumbed overbath shower. Pedestal wash hand basin with a centre mixer tap. Low level WC completes the suite. Period style radiator incorporating a towel rail. Ceramic tiled walls and floor. Wood panelled ceiling with four inset spot lights.

BEDROOM TWO 17' into bay x 11'6



Second large double bedroom with a walk in bay window overlooking the front of the property with UPVC opening sash windows. Fitted window blinds. Corniced ceiling. Single panel radiator.

BEDROOM THREE

10'10 x 8'1



Third double bedroom with a UPVC double glazed sash window overlooking the front aspect. Fitted roller blind. Single panel radiator. Corniced ceiling. Telephone/internet point.

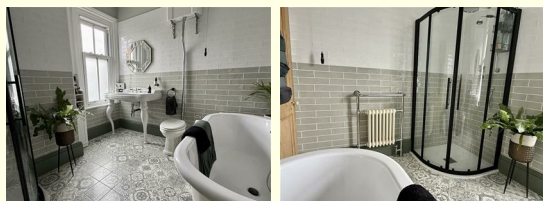
REAR LANDING

7'9 x 2'7

High level Velux double glazed pivoting roof light provides light to the Landing and Stairs. Stripped pine panelled door leading to:

BATHROOM/WC

9'4 x 9'2



Superb principal family bathroom comprising a four piece white period style suite. UPVC obscure double glazed sash window to the rear elevation. 'Claw & Ball' deep fill bath with a centre mixer tap and hand held shower attachment. Corner step in shower cubicle with curved sliding glazed doors with a plumbed overhead head shower and additional hand held shower attachment. Wide wash hand basin with a display surround and mixer tap. High flush WC completes the suite. Period style radiator incorporating a towel rail. Decorative tiled floor and part tiled walls. Overhead light and ceiling extractor fan.

SECOND FLOOR LANDING



Approached from the previously described turned staircase with spindled balustrade. Glazed roof light. Wall light.

BEDROOM FOUR

19'9 x 12'5



(some restricted head height) Good sized fourth double bedroom currently furnished as a Sitting Room. Double glazed pivoting roof lights to both the front and rear elevations. Access to roof eaves. The panel radiator on the inner wall has been removed but could be re-installed by a plumber if required.

BEDROOM FIVE/STUDY

9'7 x 8'1



(some restricted head height) Double glazed pivoting roof light to the front elevation. Access to roof eaves. This room doesn't have a radiator but has power points for an electric panel heater if required.

OUTSIDE



To the front of the property is an attractive low walled garden, attractively laid for ease of maintenance with a corner pebbled area and well stocked flower and shrub borders with inset tree. Approached through a wrought iron gate with matching wrought iron balustrades. External gas meter. Adjoining the front garden is a shared concrete driveway providing an off road parking space (Solicitor to confirm). Gate gives direct access to the rear garden.

To the immediate rear is a good sized enclosed garden with steps leading down from the Dining Kitchen and having a wrought iron central hand rail. Laid partly to lawn and with side hardstanding areas ready to be landscaped. External lighting and all weather power point. Garden tap. (Note: beyond the rear garden is the Preston to Blackpool South regional train line, running just twice an hour.)

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CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler concealed in the ground floor Shower Room, serving panel radiators to the ground and first floor and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of approximately £5 (Solicitor to confirm) Council Tax Band D

INTERNET CONNECTION

Full Fibre Broadband is currently available to order.

Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION



A deceptively spacious and very well presented five bedroomed semi detached period house being within close walking distance to St Annes town centre and St Annes beach. Transport services run along Clifton Drive South to both Lytham and St Annes town centres with their comprehensive shopping facilities, restaurants and bars. AKS primary and senior schools are also within easy reach, together with a number of other primary schools and Lytham St Annes High School. BAE Systems at Warton is within a 15 minute drive and the M55 motorway access is also a short drive away, connecting the M6 for Manchester, the Lake District and beyond. An internal viewing is strongly recommended to appreciate the family accommodation this property has to offer which is set over three floors.

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

Consumer Protection from Unfair Trading Regulation

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 July 2025



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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 | 65 | 74 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| | EU Directive 2002/91/EC | |

| 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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