



ESTATE AGENTS • VALUER • AUCTIONEERS



## 9 Clifton Green, Clifton

- Modern Detached True Bungalow
- Lounge with Wood Burner
- Fitted Breakfast Kitchen
- Open Plan Dining Room
- Cloaks/WC & Utility
- Two En Suite Bedrooms
- 3rd Bedroom/Study
- Garage & Parking
- Gardens Front & Rear
- Viewing Recommended

**£269,950**

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



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



## 9 Clifton Green, Clifton

### SIDE ENTRANCE

#### HALLWAY

L shaped hallway approached through an outer door with inset decorative leaded glazed panels. Side display meter cupboard. Attractive ceramic tiled floor. Corniced ceiling with a number of inset spot lights. Two glazed light shafts providing natural light to the hall and inner hallway area, with continuing matching floor and a 3rd light shaft. Contemporary wall mounted radiator. Matching doors lead off

#### CLOAKS/WC

1.75m x 1.65m (5'9 x 5'5)

Obscure UPVC double glazed window with top opening light. Modern two piece white suite comprises: Rak Ceramics low level WC. Laufen wide vanity wash hand basin with side displays and drawers below. Corniced ceiling. Corner wall mounted mirror fronted medicine cabinet. Slimline panel radiator. Matching ceramic tiled floor.



#### LOUNGE

5.26m x 3.48m (17'3 11'5)

Spacious and well presented principal reception room. UPVC double glazed picture window enjoys an outlook over the front garden. Two top opening lights and fitted vertical blinds. Corniced ceiling. Two wall light points. Two contemporary radiators. Television aerial point. Focal point of the room is a wood burning cast iron stove with feature tiled wall panel behind.



#### STUDY/BEDROOM THREE

2.95m x 2.84m (9'8 x 9'4)

Well proportioned third bedroom, currently used as a study. UPVC double glazed window overlooks the front garden. Top opening light. Slimline radiator. Matching ceramic tiled floor. Corniced ceiling. Telephone point. Television aerial point

#### INNER HALL

Wall mounted central heating programmer control

#### DINING KITCHEN

6.48m x 2.69m (21'3 x 8'10)

Superb family dining kitchen. UPVC double glazed windows to both the side and rear elevations. Top opening lights. Excellent range of eye and low level cupboards and drawers. Incorporating two glazed display units. Sink unit with centre mixer tap set in heat resistant granite work surfaces with granite splash backs and concealed downlighting. Further canopied lighting over the sink area. Matching

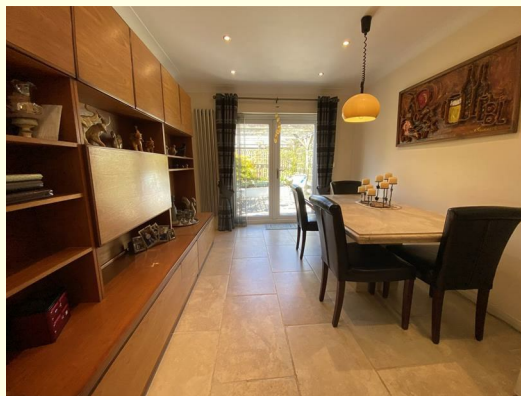
peninsular breakfast bar. Feature AGA cooking range, with four ring gas hob, two adjoining hot plates and five ovens. Extractor set into an illuminated display wood canopy above. Fitted wine cooler. Matching ceramic tiled floor. Corniced ceiling with a number of inset spot lights. Television aerial point. Contemporary radiator. Glazed door leads to the attached Utility room. Square arch leading to:



#### DINING ROOM

3.81m x 2.87m (12'6 x 9'5)

Dining room extension with matching ceramic tiled floor throughout. UPVC double glazed double opening French doors overlooking and giving direct access to the rear gardens. Corniced ceiling with inset spot lights. Wall mounted contemporary radiator.



#### UTILITY ROOM

3.78m x 1.85m (12'5 x 6'1)

Very useful separate utility room. UPVC double glazed windows to both the side and rear elevations, both with top opening lights. UPVC outer door with inset double glazed panel leads to the side driveway and gardens. Matching eye and low level cupboards, including a useful broom and pantry store cupboard. Sink unit with centre mixer tap set in work surfaces with matching splash back. Concealed Baxi combi gas central heating boiler. Plumbed and space for washing machine with matching cupboard front. Freestanding Samsung american style fridge/freezer with water supply. Matching ceramic tiled floor. Corniced ceiling with inset spot lights. Useful heated folding ladder towel rail, ideal for clothes drying. Vent Axia extractor fan

#### REAR HALL

Useful built in linen store cupboard. Access to loft space via a pull down ladder. Matching ceramic tiled floor and inset ceiling spot lights. Doors lead off to both en suite bedrooms.

#### BEDROOM SUITE ONE

3.73m x 3.43m (12'3 x 11'3)

UPVC double glazed windows enjoy a view over the rear gardens, both with top opening lights and having fitted vertical blinds. Matching ceramic tiled floor. Corniced ceiling and inset spot lights. Power point and aerial for a wall mounted TV. Panel radiator. Built in Carl Josef wardrobes to one wall comprise two singles, central double wardrobe with drawers below and automatic canopied lighting above. Square arch leads to:



# 9 Clifton Green, Clifton



## EN SUITE SHOWER ROOM/WC

2.62m into shower x 1.32m (8'7 into shower x 4'4)

Well fitted modern three piece bathroom suite. UPVC obscure double glazed outer window with top opening light. Step in shower enclosure with a pivoting glazed doors and plumbed shower with twin heads over. Villeroy & Boch semi concealed low level WC. Villeroy & Boch vanity wash hand basin with matching cupboard below and centre mixer tap. Illuminated wall mirror above. Contemporary radiator and electric underfloor heating. Vent Axia ceiling extractor fan. Very useful matching built in store cupboard

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## OUTSIDE

To the front of the bungalow is an open plan lawned garden with timber gate giving access to the side and rear gardens. Adjoining coloured slate driveway providing good off road parking and leading down the side of the bungalow through double opening wrought iron gates, to the rear garage. External garden tap. All weather power point. External wall mounted light and feature garden floor standing coach light. External gas meter.

To the immediate rear of the bungalow is an attractive patio area, landscaped with stone chippings, well stocked flower beds with mature climbing plants, trellis work and timber pagoda. Timber decked area and further external lighting and all weather power point. The garden continues to the side of the bungalow passing the very useful garden room, with stone chipped pathways and side lawn with a further feature central timber covered pagoda, trellis work and climbing plants. Additional external garden tap



## BEDROOM SUITE TWO

3.73m x 3.43m (12'3 x 11'3)

Second double bedroom. UPVC double glazed window overlooks the front lawned garden with two top opening lights. Slimline panel radiator. Corniced ceiling with inset spot lights. Power point and aerial for a wall mounted TV. Additional UPVC double glazed window overlooks the side lawned garden. Top opening light. Square arch leads to:



## 9 Clifton Green, Clifton

### GARDEN ROOM

3.43m x 2.01m (11'3 x 6'7)

Brick based garden room with timber framed glazed ceiling and UPVC double glazed windows, with three top opening lights. Ceramic tiled floor. Power points and wall light.

### GARAGE

6.10m x 3.12m (20' x 10'3)

Detached garage approached through double opening timber doors. Single glazed windows provide some natural light. Side hardwood personal door. Power and light supplies connected

### CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler in the utility room serving panel radiators and giving instantaneous domestic hot water. There is also electric underfloor heating in the en suite shower rooms.

### 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 C

### LOCATION

This deceptively spacious extended detached three bedroomed true bungalow was constructed in the 1970s by Richard Costain and offers very well planned accommodation. The bungalow is situated in a quiet close in the attractive village of Clifton within yards to a local green. Kirkham town centre with it's comprehensive shopping facilities is within just five minutes driving distance and Clifton is very convenient for not only the Fylde Coast but main towns of Blackpool and Preston together with the M55 motorway access being within a few minutes driving distance. An internal inspection is strongly recommended.

### 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](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).

### 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 May 2021



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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	84

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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