JOHN ARDERN

"The Family Estate Agent"

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Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

# 6 Hudson Drive, Kirkham

- Stunning Detached House, Immaculately Presented Throughout
- Within Easy Reach of Kirkham Town Centre & the M55 Motorway
- Large Lounge with Dining Area
- Higher Specification Fitted Breakfast Kitchen
- Hallway & Cloaks/WC
- Three Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Good Sized Rear Easily Maintained Garden & Off Road Parking
- Viewing Essential
- Freehold, Council Tax Band D & EPC Rating B

## Offers Over £269,950

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

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# 6 Hudson Drive, Kirkham

## GROUND FLOOR
Covered entrance with a wall mounted coach light.

## HALLWAY
**3.99m x 0.99m (13'1 x 3'3)**
Approached through a Georgian style UPVC outer door with an inset obscure double glazed panel, providing natural light to the Hall and Stairs. Attractive Driftwood effect laminate flooring with fitted matting adjacent to the front door. Single panel radiator. Inset ceiling LED spotlights. Wall mounted central heating programmer control. Turned staircase leads to the first floor with a spindled balustrade. Useful built in cloaks/store cupboard with matching flooring. White panelled doors leading off to all ground floor rooms.

## CLOAKS/WC
**1.42m x 0.91m (4'8 x 3')**
UPVC obscure double glazed window to the front elevation. Two piece white suite comprises: Twyfords low level WC. Ideal Standard corner pedestal wash hand basin with a centre mixer tap. Two inset ceiling LED spotlights and exctractor fan. Single panel radiator. Matching driftwood effect flooring. Part tiled walls and inset wall mirror.

## LOUNGE WITH DINING AREA
**4.62m x 4.57m max (15'2 x 15' max)**
(max L shaped measurements) Stunning principal reception room. UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Matching full length panels to either side of the doors with upper opening lights and fitted vertical window blinds. Two single panel radiators. Two overhead lights. Television aerial point. Telephone point. Large built in understair carpeted store cupboard 5'3 x 3'2.

## BREAKFAST KITCHEN
**3.68m x 2.44m (12'1 x 8')**
UPVC double glazed window enjoys an outlook to the front aspect with two side opening lights and fitted window blinds. Good range of eye and low level 'soft close' cupboards and drawers. Carron Phoenix stainless steel sink unit with a centre mixer tap and Quartz moulded drainer, set in matching Quartz worktops with matching splash back and concealed downlighting. Built in appliances comprise: Electrolux four ring induction hob with a stainless steel illuminated extractor above. Electrolux electric oven and grill below. Integrated fridge/freezer and Electra integrated washing machine (approx 6 months old), both with matching cupboard fronts. Integrated Electrolux dishwasher (never been used) again with a matching cupboard front. Matching cupboard conceals a wall mounted Ideal Logic Combi 35 gas central heating boiler. Matching driftwood effect laminate flooring. Double panel radiator. Number of inset ceiling LED spotlights and extractor fan.

# 6 Hudson Drive, Kirkham

## FIRST FLOOR LANDING

Approached from the previously described staircase with a matching spindled balustrade. Single panel radiator. Access to loft space. Built in linen store cupboard. Matching white panelled doors leading off.

## BEDROOM ONE

**3.68m plus wardrobe x 2.57m (12'1 plus wardrobe x 8'5)**

Delightfully presented principal bedroom suite. UPVC double glazed window overlooks the rear of the property with two side opening lights and fitted window blinds. Single panel radiator. Overhead light. Wall mounted central heating programmer control. Television aerial point. Fitted double wardrobe with inset mirrored panels. Additional matching single wardrobe with inset mirrors. Door leading to the En Suite.

## EN SUITE SHOWER/WC

**2.54m max into shower x 1.32m (8'4 max into shower x 4'4)**

Three piece white suite comprises: Step in shower cubicle with an electric shower, colour contrasting tiles and a folding glazed door. Twyfords pedestal wash hand basin with a centre mixer tap. Twyfords low level WC completes the suite. Ceramic tiled walls with a fitted inset wall mirror. Wall mounted shaving point. Single panel radiator. Three inset ceiling spotlights and extractor fan.

## BEDROOM TWO

**3.15m x 2.54m (10'4 x 8'4)**

Second immaculate double bedroom with a UPVC double glazed window overlooking the front of the property with two side opening lights. Single panel radiator. Overhead light. Built in double wardrobe with sliding mirrored doors.

## BEDROOM THREE

**2.67m x 1.88m (8'9 x 6'2)**

Third bedroom with a UPVC double glazed window to the rear elevation. Two side opening lights and a fitted roller blind. Single panel radiator. Overhead light. Fitted single wardrobe with a hanging rail and storage above.

# 6 Hudson Drive, Kirkham

## BATHROOM/WC

**2.16m x 1.88m (7'1 x 6'2)**

Principal Bathroom with a UPVC obscure double glazed window to the front elevation. Two side opening lights, fitted blinds and a tiled sill. Three piece white suite comprises: Panelled bath with a centre mixer tap and tiled display shelf. Twyfords pedestal wash hand basin with a centre mixer tap. Twyfords low level WC. Attractive ceramic tiled walls with two fitted inset wall mirrors having colour contrasting tiled surrounds. Double panel radiator. Inset ceiling spotlights and extractor fan.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Ideal Logic combi boiler in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

## TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band D

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £289 per annum is currently levied.

## OUTSIDE

To the front of the property is an attractive garden which has an artificial lawn for ease of maintenance with wrought iron railings. With an adjoining asphalted driveway providing good off road parking for two cars and leads down the side of the house. A stone flagged pathway leads to the front covered entrance with an external wall light. External gas and electric meters. To the immediate rear is a good sized enclosed garden approximately 43' x 28', again recently laid with an artificial lawn and stone flagged sun terrace. To the side of the house is a useful bin store area and timber gate leading to the front of the property.

## LOCATION

This superbly presented and very well maintained three bedroomed detached family house was one of the first properties constructed in 2016 by Barratt Homes and used originally as a show home on the popular Spinnings development. The Spinnings is conveniently placed for both Wrea Green village and Kirkham town centre with its shopping facilities, amenities, primary and secondary schools, including Kirkham Grammar. The M55 motorway access is also within minutes driving distance and Lytham centre is also a short drive away. Internal viewing essential to appreciate what this property has to offer which includes an upgraded Breakfast Kitchen and lovely upgraded tiling to the Bathrooms together with a good sized enclosed rear garden, with a recently laid artificial lawn.

## VIEWING THE PROPERTY

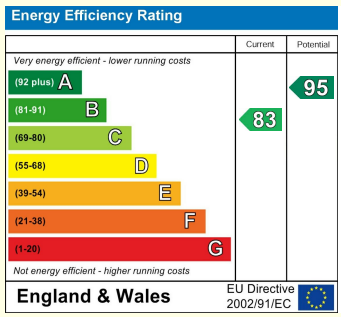
Strictly by appointment through 'John Ardern & Company'.

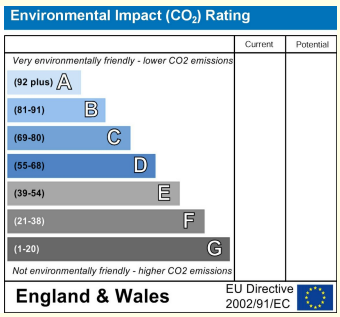
## INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & 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

## Digital Markets, Competition & Consumers Act 2024

John Ardern & 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 our their own investigations before contract. Details Prepared March 2026





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