



Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS



11 Critchley Place, St Annes

- Modern Detached 'Bridgeport' Style
- Entrance Hallway & Cloaks/WC
- Lounge & Modern Open Plan Dining Kitchen
- Double Bedroom & En Suite Shower Room/WC
- Second Double Bedroom (Previously Two Rooms)
- Family Bathroom/WC
- Gardens to the Front & Rear
- Driveway & Garage
- No Onward Chain, Viewing Strongly Recommended
- Freehold, Council Tax Band D & EPC Rating B

£289,950

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



www.johnardern.com



11 Critchley Place, St Annes

GROUND FLOOR

ENTRANCE HALL

2.03m x 1.12m (6'8 x 3'8)

With single panel radiator. Side double glazed window with top opening light.

CLOAKS/WC

1.85m x 0.91m (6'1 x 3')

With two piece white suite comprising: pedestal wash hand basin with chrome mixer tap and splash back tiling. Low level WC. Overhead light and extractor fan. Obscure double glazed outer window with top opening light.

LOUNGE

4.78m x 4.72m (15'8 x 15'6)

Nicely appointed and presented reception room with double glazed window with two side opening lights overlooks the front elevation. Double panel radiator. Staircase leads off with white spindled balustrade. Under stair cloaks/store cupboard with power points.



LOUNGE



DINING-KITCHEN

5.00m x 4.78m (16'5 x 15'8)

Superb FAMILY dining-kitchen with central double opening patio doors and adjoining full length windows overlook and give access onto the enclosed rear garden. The kitchen has an excellent range of wall and floor mounted cupboards and drawers. Quartz marble effect working surfaces with inset stainless steel sink and matching quartz molded draining board, chrome mixer taps and part mosaic tiled splashback tiling. Built in Zanussi appliances comprise: Electric automatic oven and grill. Four ring gas hob in stainless steel surround and matching splashback. Stainless steel canopied illuminated extractor hood above. Integrated dishwasher. Plumbing facilities for automatic washing machine. Built in fridge and freezer. Two double panel radiators. Ceiling halogen downlights and extractor fan.



DINING-KITCHEN



FIRST FLOOR

Approached from the previously described turned staircase with an obscure double glazed window on the landing with side opening light. Single panel radiator. Access to loft.



BEDROOM SUITE ONE

3.71m x 3.18m plus wardrobes (12'2 x 10'5 plus wardrobes)

Nicely appointed double bedroom with double glazed window with two opening lights overlooks the front elevation with pleasant views looking over the central water feature with wrought iron fencing and maturing shrubs and flower beds. Panel radiator. Range of fitted wardrobes. Television aerial point.

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EN SUITE SHOWER ROOM/WC

1.70m x 1.60m (5'7 x 5'3)

With part ceramic tiled walls. Three piece white suite comprises: step in tiled shower compartment with a plumbed shower and sliding double doors. Fixture wash hand basin with chrome mixer tap. The suite is completed by a low level WC. Chrome heated ladder towel rail. Ceiling halogen downlights and extractor fan. Obscure double glazed opening outer window with tiled sill.

BEDROOM TWO/THREE

4.19m plus wardrobes x 2.69m (13'9 plus wardrobes x 8'10)

Two matching double glazed windows with side opening lights over looking the rear garden. Two panel radiators. Range of fitted wardrobes.

When the property was built there were three bedrooms but bedroom two and three have been opened up to form a large full width double bedroom but this could easily be returned to three bedrooms if required.



BATHROOM/WC

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

Part ceramic tiled walls. White three piece suite comprises: panelled bath with chrome mixer tap. Fixture wash hand basin with matching chrome mixer tap. The suite is completed by a low level WC. Chrome heated ladder towel rail. Ceiling halogen downlights and extractor fan. Obscure double glazed opening outer window.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler contained in the cupboard in the dining kitchen serving panel radiators and giving instantaneous domestic hot water. The property has the benefit of a fitted Hive heating system for convenient and efficient operation.

DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units.

OUTSIDE

To the front and side of the property the gardens have been laid for ease of maintenance with stone chipped areas and central concrete flagged pathway. External light. Outside garden tap. Two car driveway gives access to the detached BRICK GARAGE together with electric car charging point. External gas and electric meters.

To the immediate rear there is an enclosed garden (40ft x 22ft) laid principally to lawn with central stone flagged pathway, patio and raised timber decking with recently fitted enclosed veranda with external light.



GARAGE

6.15m x 3.12m (20'2 x 10'3)

Brick constructed garage with up & over door. Power and light supplies connected.

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 £360 per year is currently levied.

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NHBC

The property has the benefit of 9 years remaining on the NHBC builders warranty policy for peace of mind.

LOCATION

This very well appointed 'Bridgeport' style two/three bedroom detached house was constructed in 2023 by Rowland Homes and is situated on this very popular development known as Richmond Point. The property is conveniently placed for both St Annes and Lytham town centres with their comprehensive shopping facilities, amenities and transport links. Richmond Point is also within a few minutes driving distance to the M55 motorway. The property has the benefit of 9 years remaining of the NHBC warranty policy remaining. An internal and external viewing is recommended to appreciate the accommodation and finish this property has to offer. No onward chain

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

THE GUILD

John Ardern & 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.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

Consumer Protection from Unfair Trading Regulation

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 out their own investigations before contract. Details Prepared November 2024

11, Critchley Place, Lytham St Annes, FY8 3FZ



Total Area: 90.3 m² ... 971 ft²

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(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	

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	

