JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS

141 Rossall Road, Ansdell

- Beautifully Presented Mid Terraced Period House
- Yards from Royal Lytham Golf Course
- Two Reception Rooms
- Kitchen
- Two Double Bedrooms
- Spacious Bathroom/WC
- Walled Gardens to the Front & Rear
- No Onward Chain
- Viewing Strongly Recommended
- Leasehold, Council Tax Band C & EPC Rating D

£310,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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GROUND FLOOR

ENTRANCE VESTIBULE
1.47m x 0.97m (4'10 x 3'2)
Approached through a modern composite outer door with an inset obscure double glazed panel. Double glazed panel above providing good natural light. Ceramic tiled floor. Dado rails. Inner hardwood and part glazed door leading to the Hallway.

HALLWAY
3.28m x 0.97m (10'9 x 3'2)
Nicely presented entrance Hall. Staircase leads off to the first floor with a side hand rail. Single panel radiator. Corniced ceiling. Stripped and polished wood flooring. Feature doors with inset stained glass leaded panels lead off to the Lounge and Dining Room.

LOUNGE
3.76m x 3.56m (12'4 x 11'8)
Well proportioned principal reception room. UPVC double glazed picture window overlooks the front garden with two top opening lights and fitted shutters. Matching stripped and polished wood flooring. Corniced ceiling and picture rails have been retained. Single panel radiator. Television aerial point. Focal point of the room is a fireplace with a display surround, raised marble hearth and inset supporting a gas coal effect living flame fire. Fitted media display cupboard to the chimney recess, housing the gas meter. Further matching cupboard to the other side of the fireplace with display shelving above.

DINING ROOM
3.86m x 3.76m (12'8 x 12'4)
Second delightful reception room. UPVC double glazed window to the rear elevation with a top opening light. Matching stripped and polished wood floor. Corniced ceiling and picture rails. Single panel radiator. Recessed display to the chimney breast with a tiled hearth. Matching stained glass panel door leads to the adjoining Kitchen.

KITCHEN
3.78m x 2.21m (12'5 x 7'3)
UPVC double glazed window overlooks the side elevation. Additional obscure double glazed window to the rear. UPVC outer door with an inset obscure double glazed panel gives direct rear garden access. Range of eye and low level cupboards and drawers. Single drainer sink unit with a centre mixer tap, set in wood effect working surfaces with splash back tiling. Built in appliances comprise: Cata four ring electric ceramic hob. Cooke & Lewis illuminated extractor canopy above. Belling electric oven and grill below. Freestanding dishwasher. Space for a fridge/freezer. Inset ceiling spot lights. Ceramic tiled floor. Door reveals a useful understair store cupboard with a wall light and the electric meter.

FIRST FLOOR LANDING
3.86m x 1.57m (12'8 x 5'2)
Approached from the previously described staircase with a spindled balustrade. Access to the loft space via a pull down timber framed ladder. Three matching feature hardwood doors with inset stained glass leaded panels lead off to all 1st floor rooms.

BEDROOM ONE
4.72m x 3.78m (15'6 x 12'5)
Very nicely appointed full width principal double bedroom. UPVC double glazed window overlooks the front of the property and enjoys views towards woodland bordering Royal Lytham Golf Course. Top opening light. Corniced ceiling with four inset spot lights. Single panel radiator. Stripped and polished wood floor. Focal point is a period decorative cast iron fire surround with an attractive coloured tiled hearth.

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BEDROOM TWO
3.86m x 3.07m (12'8 x 10'1)
Second good sized double bedroom. UPVC double glazed window overlooks the rear of the property with a top opening light and fitted window blinds. Stripped and polished wood floor. Single panel radiator. Focal point is a decorative period fireplace with a coloured tiled hearth.

BATHROOM/WC
3.76m x 2.26m (12'4 x 7'5)
Superb Bathroom comprising a four piece white suite. UPVC obscure double glazed window to the rear elevation with a lower opening light. Additional UPVC obscure double glazed opening window to the side elevation. Freestanding 'claw & ball' bath with a centre mixer tap and hand held shower attachment. Central shower cubicle with curved sliding glazed doors and a plumbed shower. Period style pedestal wash hand basin with a mirror fronted bathroom cabinet above. Low level WC completes the suite. Ceramic tiled floor and part tiled walls. Single panel radiator. Two high level display shelves. Heated chrome ladder towel rail. Overhead light and wall mounted extractor fan.

OUTSIDE
To the front of the property is a lovely cottage style garden approached through a pedestrian gate with a stone flagged pathway leading to the front entrance and having a matching front south facing sun patio area. The garden has been attractively laid for ease of maintenance with slate chippings and having mature side shrub borders providing privacy. Front raised flower bed. External wall light and garden tap.

To the immediate rear is a good sized walled garden with decorative brick wall features. With a raised tiled sun terrace and two timber planters leading to a rear lawn with a central stone flagged pathway. Garden tap. Timber gate leads to the rear service pathway.

UTILITY/GARDEN STORE ROOM
2.29m x 1.98m (7'6 x 6'6)
Useful brick outbuilding providing useful garden storage space. Approached through a UPVC outer door with an inset obscure double glazed panel. UPVC double glazed window overlooks the rear garden with a top opening light. Additional double glazed window to the side. Ceramic tiled floor. Wall light. Plumbing for a washing machine. Space for a tumble dryer. Wall mounted Main Eco combi gas central heating boiler.

CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a Main Eco combi boiler serving panel radiators 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 approx £2. Council Tax Band C

LOCATION
This very attractive mid terrace two double bedroomed period house is situated in a highly sought after residential location conveniently situated very close to Ansdell's thriving shopping facilities on Woodlands Road and lies directly between Lytham & St Annes principal town centres. Other local points of interest within just a few minutes walking distance include Ansdell Primary School and Lytham St Annes High School. Grannys Bay and Fairhaven Lake are also within a very pleasant stroll. There are a number of championships Golf Courses nearby and Rossall Road runs adjacent to Royal Lytham Golf Course. Viewing essential to appreciate the very tastefully presented accommodation this property has to offer. No onward chain.

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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

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.

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141, Rossall Road, Lytham St Annes, FY8 4BY

Total Area: 95.9 m² ... 1032 ft²

All measurements are approximate and for display purposes only

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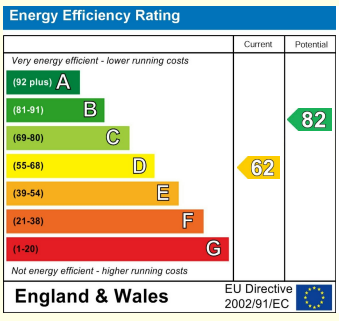

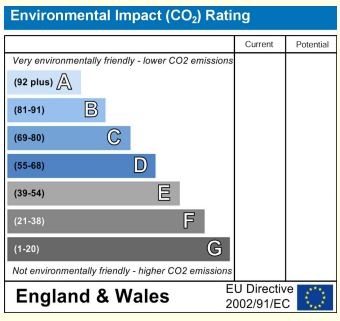

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