



ESTATE AGENTS • VALUER • AUCTIONEERS



## 2 Yew Gardens, Blackpool

- Modern Detached Family House known as 'The Stratford'
- Superbly Presented Throughout
- Hallway & Cloaks/WC
- Lounge & Modern Open Plan Dining Kitchen
- Four Bedrooms
- En Suite Shower Room/WC & 2nd Shower Room/WC
- Landscaped Gardens to the Front & Rear
- Garage & Driveway for Off Road Parking
- Gas Central Heating & Double Glazing
- No Onward Chain, Freehold, Council Tax Band D & EPC Rating C

**£275,000**

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



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





## 2 Yew Gardens, Blackpool

### GROUND FLOOR

#### HALLWAY

**4.37m x 1.12m (14'4 x 3'8)**

Approached through an outer door with inset obscure stained glass double glazed panels. Ceramic tiled flooring. Single panel radiator. Turned staircase leads off to the first floor with a white spindled balustrade. Useful understair store cupboard. Wall mounted central heating programmer control. White panelled doors leading off.

#### CLOAKS/WC

**2.03m x 1.02m (6'8 x 3'4)**

UPVC obscure double glazed opening window to the front elevation. Two piece modern white suite comprises: Ideal Standard corner wash hand basin with splash back tiling and a centre mixer tap. Low level WC. Matching tiled floor. Single panel radiator. Overhead light. High level circuit breaker fuse box.

#### LOUNGE

**5.28m x 3.43m (17'4 x 11'3)**

Spacious principal reception room. UPVC double glazed window overlooks the front aspect with two side and two top opening lights. Double panel radiator. Television aerial point. Telephone/internet point. Focal point of the room is a fireplace with a display surround, matching raised hearth and inset supporting an electric log effect fire.



#### DINING KITCHEN

**5.87m x 3.53m (19'3 x 11'7)**

Modern open plan family Dining Kitchen. Double glazed window overlooks the rear garden with a side opening light. Double glazed sliding patio doors overlook and give direct access to the rear garden. Range of eye and low level cupboards and drawers. Incorporating a large space saving corner larder cupboard. Stainless steel single drainer sink unit with a centre mixer tap set in granite working surfaces with matching splash back. Built in appliances comprise: Hotpoint four ring gas hob. Neff illuminated extractor canopy above. Hotpoint electric double oven and grill. Integrated fridge/freezer and Bosch dishwasher, both with matching cupboard fronts. Useful built in 'Utility' cupboard with plumbing for a washing machine and work top above. Matching tiled flooring throughout. Inset ceiling spot lights. Television aerial point. Double panel radiator.



### FIRST FLOOR LANDING

**3.51m x 0.97m (11'6 x 3'2)**

Approached from the previously described staircase with a matching spindled balustrade. UPVC double glazed opening window to the side elevation provides good natural light to the Stairs and Landing. Single panel radiator. Access to loft space. Built in airing cupboard houses a wall mounted Glowworm gas central heating boiler with adjoining hot water cylinder. Pine shelf for linen storage. Matching white panelled doors lead off.

### BEDROOM ONE

**3.84m x 3.12m (12'7 x 10'3)**

UPVC double glazed window enjoys an outlook to the front elevation with views across to the small communal playground. With side and top opening lights. Single panel radiator. Television aerial point. Fitted double wardrobe with sliding doors. Telephone point. Door to the En Suite.



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## EN SUITE SHOWER/WC

2.16m x 1.42m (7'1" x 4'8")

UPVC obscure double glazed opening window to the side elevation. Three piece modern white suite comprises: Wide step in shower cubicle with sliding glazed doors and an Aqualisa plumbed shower. Vanity wash hand basin with drawers below and a centre mixer tap. Wall mounted shaving point. Low level WC. Chrome heated ladder towel rail. Polished tiled floor. Three ceiling spot lights and wall mounted extractor fan.



## SHOWER ROOM/WC

1.88m x 1.65m (6'2" x 5'5")

UPVC obscure double glazed opening window to the side elevation. Tiled display sill. Three piece modern white suite comprises: Full width step in shower cubicle with sliding glazed doors and an Aqualisa plumbed shower. Wall hung wash hand basin with a centre mixer tap. Wall mounted shaving point. Low level WC. Chrome heated ladder towel rail. Polished tiled floor and part tiled walls. Three ceiling spot lights and ceiling extractor fan.

## BEDROOM TWO

3.38m x 2.84m (11'1" x 9'4")

Second tastefully presented double bedroom. UPVC double glazed window to the rear elevation with two side opening lights. Single panel radiator. Fitted Hammonds bedroom furniture comprises: Double wardrobe with sliding doors. Matching dressing table with drawers below. Television aerial point.



## BEDROOM THREE

2.90m x 2.59m (9'6" x 8'6")

Third double bedroom. Double glazed window to the rear elevation with two side opening lights. Single panel radiator.



## BEDROOM FOUR

2.59m x 2.06m + reveal (8'6" x 6'9" + reveal)

Fourth attractive bedroom with a double glazed window overlooking the front of the property. Two side opening lights. Single panel radiator.



## OUTSIDE

To the front of the property is an attractive open plan landscaped garden, with coloured slate chippings and feature circular stone chipped beds with inset shrubs and trees. A stone flagged pathway leads to the front covered entrance with an external wall light. An adjoining driveway provides good off road parking for a number of cars and leads directly to the Garage. Timber gate gives direct access to the rear garden.

To the immediate rear is a good sized enclosed garden, again attractively laid for ease of maintenance. With a stone flagged patio and central stone chipped areas and rockery. Side flower and shrub borders with slate chippings. Stone flagged pathways and a second rear patio area. Garden tap and external lighting.



## GARAGE

5.66m x 2.92m (18'7" x 9'7")

Brick detached garage approached through an up and over door. Pitched and tiled roof. Power and light supplies connected. Two external wall lights.



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## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Glowworm boiler in the airing cupboard on the Landing serving panel radiators and 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 £283.44 per annum is currently levied.

## LOCATION

A superbly presented modern four bedroomed detached house, known as 'The Stratford', which was constructed by Redrow Homes in 2013 and offers family accommodation with a good sized rear garden, garage and driveway for off road parking. The property is situated in a convenient location only two minutes from the M55 Motorway, leading to the M6, which gives easy access to Manchester, the Lake District and beyond. The area is also well placed for Blackpool and Preston. Lytham St Annes town centres with their comprehensive town centre facilities and amenities are also within close driving distance via the recently opened link road. Viewing essential. No onward chain.



## INTERNET CONNECTION

Fibre to the Cabinet Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

## 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)

## 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 February 2025

## 2, Yew Gardens, Westby With Plumpton, FY4 5FR



Total Area: 106.4 m<sup>2</sup> ... 1146 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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	88

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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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