



ESTATE AGENTS • VALUER • AUCTIONEERS



## 1 Jesmond Court, Headroomgate Road, St Annes

- Detached Family House
- In Need of Some Updating
- Spacious Hall & Cloaks/WC
- Lounge
- Open Plan Dining Kitchen
- Sun Lounge
- Four Bedrooms & Bathroom/WC
- Good Gardens to Front & Rear
- Double Garage & Off Road Parking
- No Onward Chain

**£295,000**

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



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



# 1 Jesmond Court, Headroomgate Road, St Annes

## GROUND FLOOR

### ENTRANCE PORCH

1.57m x 0.81m (5'2 x 2'8)

Approached through a UPVC outer door with an inset double glazed panel. Matching UPVC double glazed windows to either side. Overhead light. Ceramic tiled floor. Inner obscure glazed wood door leading to the Entrance Hallway.

### HALLWAY

4.42m x 1.73m (14'6 x 5'8)

Spacious hallway with matching full length obscure glazed windows to either side of the door providing excellent natural light to the hall and stairs. Staircase with ranch style balustrade leads to the first floor. Understair store cupboard. Single panel radiator. Cloaks hanging space with door leading to the Cloaks/WC. Panelled doors lead off to the Lounge and Dining Kitchen.



### CLOAKS/WC

1.93m x 0.74m (6'4 x 2'5)

UPVC obscure double glazed window with top opening light. Two piece suite comprises: Low level WC. Wash hand basin with cupboard below.

### LOUNGE

5.59m x 3.28m (18'4 x 10'9)

Well proportioned principal reception room. UPVC double glazed picture window enjoys an outlook over the front lawned garden. Two side opening lights. Fitted vertical blinds. Two single panel radiators. Television aerial point. The focal point of the room is a fireplace with inset gas log effect fire and having a wide display surround with space for a Television and aerial point. Double opening doors leading to the adjoining Dining Room.



### OPEN PLAN DINING KITCHEN

6.02m x 4.57m (19'9 x 15')

Full width open plan family dining kitchen. To the Kitchen area is a UPVC double glazed window overlooking the side elevation with side opening light. UPVC outer door with an inset double glazed panel gives direct rear garden access. Range of eye and low level cupboards and drawers incorporating display shelving units. Franke one and a half bowl single drainer sink unit with centre mixer tap. Set in laminate roll edged working surfaces with splash back tiling. Built in appliances comprise: Atag four ring gas hob with an illuminated extractor hood above. Space for a microwave oven below. Bosch electric double oven and grill. Integrated fridge and freezer, both with matching cupboard fronts. Hotpoint dishwasher. Plumbing for a washing machine. Television aerial point. Telephone point. Cupboard conceals a wall mounted Worcester gas central heating boiler. Additional built in pantry cupboard with shelving. Ceramic tiled floor. Double panel radiator. To the dining area is a second double panel radiator and glazed door giving access to the Sun Lounge. Adjoining wood single glazed window looks through into the Sun Lounge.



### SUN LOUNGE

4.80m x 2.62m (15'9 x 8'7)

Single glazed, single brick sun lounge with windows overlooking the delightful rear gardens. Fitted vertical blinds. Double opening single glazed central French doors (not currently opening, will require some attention). Overhead light. Wall mounted slimline electric heater. Two fitted display cupboards.



### FIRST FLOOR LANDING

Approached from the previously described staircase. Obscure double glazed window provides excellent natural light. Built in airing cupboard houses a lagged hot water cylinder and provides linen storage space. Access to the boarded loft space via a pull down ladder with light.

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## BEDROOM ONE

4.27m x 3.25m (14' x 10'8)

UPVC double glazed window enjoys an outlook to the front elevation. Side opening light. Single panel radiator. Fitted bedroom furniture comprises: Bank of fitted wardrobes comprising three double wardrobes and two mirrored panels. Fitted headboard with two wall mounted reading lights. Matching bedside drawers and further adjoining drawer units. Original built in wardrobe with sliding doors.



## BEDROOM FOUR

3.25m x 2.59m max (10'8 x 8'6 max)

(max L shaped measurements) UPVC double glazed window overlooks the front aspect. Side opening light. Single panel radiator. Fitted headboard with reading light. Fitted bed frame for a single mattress.

## BEDROOM TWO

3.78m x 3.28m (12'5 x 10'9)

Second double bedroom. UPVC double glazed window overlooks the rear garden with side opening light. Single panel radiator. Pedestal wash hand basin with wall mirror and strip light above. Built in double wardrobe with sliding doors.



## BATHROOM/WC

1.88m x 1.70m (6'2 x 5'7)

UPVC obscure double glazed opening window to the side elevation. Three piece suite comprises: Panelled bath with a centre mixer tap, Aqualisa overbath shower and folding glazed screen. Pedestal wash hand basin. Low level WC completes the suite. Heated ladder towel rail. Ceramic tiled walls. Strip light and wall mounted mirror fronted bathroom cabinet.

## BEDROOM THREE

2.64m x 2.57m (8'8 x 8'5)

UPVC double glazed window to the rear aspect and a side opening light. Single panel radiator. Fitted single wardrobe and adjoining shelving with cupboard below. Wall mounted reading light and display bookcase.



## OUTSIDE

To the front of the property there is a deep lawned garden with a feature mature 'Weeping Willow' tree and

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well stocked shrub and flower borders and a stone flagged pathway leading to the front entrance porch. There is a further stone flagged area providing front off road parking and is approached from the communal semi circular private road running directly off Headroomgate Road. Timber gate gives rear garden access.

To the immediate rear there is a good sized enclosed FAMILY garden with a stone flagged patio area adjoining the rear of the house with matching central pathway and lawned gardens to either side. Well stocked shrub and flower borders and additional crazy paved sun patio. Steps lead down to a second lawned garden area with mature apple tree and side raised borders and timber garden shed. Timber gate gives direct access to the rear service road and garaging. External garden tap and lighting.



## DOUBLE GARAGE

5.64m x 5.23m (18'6 x 17'2)

The double garage is accessed from a rear service road via two up & over doors. Rear wood personal door leads directly to the rear garden. Single glazed window gives some natural borrowed light.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler (installed in April 2022) in the Kitchen serving panel radiators and domestic hot water.

## DOUBLE GLAZING

Where previously described the majority of the windows have been DOUBLE GLAZED, with the exception of the Sun Lounge which is single glazed.

## TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold (Solicitor to confirm). Council Tax Band D.

## LOCATION

This deceptively spacious four bedroomed detached family house is situated in a unique small close of just five detached houses, set back from Headroomgate Road and accessed via a semi circular private road. Jesmond Court is situated within a pleasant stroll into the centre of 'The Square' with its comprehensive shopping, town centre amenities and train station. The property is also very close to Mayfield and Heyhouses Primary Schools. Further local shops are also within close walking distance on Headroomgate Road together with transport services. An internal inspection is strongly recommended to appreciate the potential this property has to offer together with good sized rear garden and double garage. No onward chain.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## PROPERTY MISDESCRIPTION ACT



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## 1, Jesmond Court, Headroomgate Road, Lytham St Annes, FY8 3BH



Total Area: 119.9 m<sup>2</sup> ... 1291 ft<sup>2</sup>

All measurements are approximate and for display purposes only

| 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 | 73        |

| 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                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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