



ESTATE AGENTS • VALUER • AUCTIONEERS



9 Lawrence Avenue, St. Annes

- Superb Semi Detached Family House
- Two Reception Rooms
- Open Plan Modern Dining Kitchen
- Utility & Cloaks/WC
- Three Bedrooms & Bathroom/WC
- Gardens to the Front & Rear
- Off Road Parking
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band D & EPC Rating D

£298,950

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



www.johnardern.com



9 Lawrence Avenue, St. Annes

GROUND FLOOR

Covered entrance with external wall light.

HALLWAY

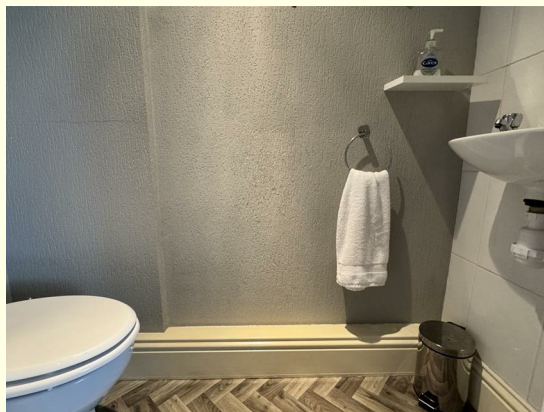
13'8 x 5'7 min



Approached through a composite outer door with inset obscure double glazed leaded panels. Matching UPVC obscure double glazed window to the side provides excellent natural light to the Hall and Stairs. Corniced ceiling. Double panel radiator. Turned staircase leads to the first floor with a spindled balustrade. Understair cupboard houses the gas and electric smart meters. Pine panelled doors lead off.

CLOAKS/WC

6'4 x 2'6



Two piece white suite comprises: Roca low level WC. Wash hand basin with splash back tiling. Overhead spot light. Wall mounted extractor fan. Wall mounted Ideal Logic gas central heating boiler.

LOUNGE

13'3 into bay x 12'4



Tastefully presented reception room. Walk in UPVC double glazed bay window overlooks the front garden with two top opening lights. Fitted window blinds. Double panel radiator. Corniced ceiling and centre decorative rose. Television aerial point. Telephone/internet point. Focal point of the room is a modern fireplace with a display surround and matching raised hearth. Supporting a gas pebble effect living flame fire.

SITTING ROOM

13'3 x 10'8



Superb inner reception room with an arch leading to the adjoining open plan Dining Kitchen. Double panel radiator. Four wall lights. Television aerial point. Telephone/internet point. Focal point again is a fireplace with a white display surround, raised stone hearth supporting a gas living flame fire wood effect stove.



DINING KITCHEN

17'3 x 10'6



Modern family Dining Kitchen.

DINING AREA

To the carpeted Dining area are UPVC double glazed double opening French doors overlooking and giving direct access to the rear garden. Corniced ceiling. Two wall lights. Double panel radiator.

KITCHEN AREA



The superb modern fitted Kitchen was installed in at the start of 2022 and comprises a good range of eye and low level cupboards and drawers. Single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with a matching splash back. Appliances comprise: Slide in Flavel Milano cooker (bought in 2024), with a four ring electric ceramic hob with an electric oven and grill below. Brushed chrome splash back and an illuminated extractor canopy above. Integrated Bosch dishwasher with a matching cupboard front. Corniced ceiling. Large double glazed window overlooks the rear garden, with two top opening lights. Additional obscure double glazed window to the side elevation with a top opening light. Utility Room leading off.

UTILITY ROOM

10' x 7'4 max



(max L shaped measurements) Useful separate Utility approached from both the Hallway and Kitchen. Hardwood obscure double glazed window to the side elevation with a top opening light. UPVC outer door with an inset obscure double glazed panel leads to the side of the property. Eye and low fitted cupboards. Plumbing for a washing machine. Space for a tumble dryer. Space for a fridge/freezer. Double panel radiator. Corniced ceiling with inset spot lights.

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FIRST FLOOR LANDING

7'4 x 7'2



Approached from the previously described staircase with matching spindled balustrade. UPVC obscure double glazed window to the side elevation provides further good natural light to the Hall, Stairs and Landing areas. Access to the boarded loft space via a pull down ladder with light. Pine panelled doors leading off.

BEDROOM ONE

13'8 into bay x 8'5 + wardrobes



Nicely presented double bedroom which can accommodate a king size bed. UPVC double glazed bay window overlooks the front elevation with views along Lawrence Avenue. Two top opening lights. Fitted window blinds. Double panel radiator. Corniced ceiling and centre decorative rose. High level television aerial point. Bank of fitted wardrobes to one wall with canopied lighting, providing ample storage space.

BEDROOM TWO

13'4 x 8'7 + wardrobes



Second double bedroom which again can accommodate a king size bed. UPVC double glazed window overlooks the rear elevation with a side opening light. Fitted roller blind. Double panel radiator. Corniced ceiling and centre decorative rose. Television aerial point and power socket for a wall mounted TV. Bank of fitted wardrobes to one wall with canopied lighting providing ample storage space. Telephone point.



BEDROOM THREE

8' x 7'4



UPVC double glazed window overlooks the front elevation. Lower and top opening light. Fitted window blinds. Single panel radiator. Corniced ceiling. Television aerial point. Telephone point.

BATHROOM/WC

9'2 x 7'



UPVC obscure double glazed window to the side elevation with a top opening light. Four piece white suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Wide shower cubicle with a glazed sliding door. Plumbed overhead shower and additional hand held shower attachment. Vanity wash hand basin with a cupboard below and centre mixer tap. Wall mounted mirror fronted bathroom cabinet. Low level WC completes the suite. Chrome heated ladder towel rail. Part tiled walls and floor. Corniced ceiling with inset spot lights. Wall mounted extractor fan.

OUTSIDE



To the front of the property is a walled garden with side lawn and shrub borders. A block paved driveway with side inset floor lights, provides off road parking for a car and a matching block paved pathway leads to the front covered entrance with external wall light. The wide pathway leads down the side of the property through double opening timber gates the rear garden and provides a useful bin store area.

To the immediate rear is a delightful enclosed entertaining garden. A timber decked patio is approached from the patio doors from the Dining Kitchen, with matching timber balustrade and steps leading down to the rear lawned area with side borders stocked with shrubs, conifers and trees. Further stone flagged area and a timber garden store. External lighting and all weather power point. Additional good sized raised timber decked patio area. Garden tap.



CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

NOTE

The carpets, blinds and light fittings are included in the asking price.

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 £5 (Solicitor to confirm). Council Tax Band D

INTERNET CONNECTION/MOBILE PHONE SIGNAL

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

LOCATION

This superbly appointed three bedroomed semi detached family house enjoys a sought after residential location just off St Thomas Road, close to Royal Lytham Golf Course. The property is conveniently placed within easy driving distance of Lytham, St Annes and Ansdell town centres with their comprehensive shopping facilities and amenities. Transport services are also readily available nearby. There are also a number of local primary and senior schools within easy reach. An internal viewing is strongly recommended to appreciate the accommodation this property has to offer. No onward chain.

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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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THE GUILD

John Arden & 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.

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 August 2024

9, Lawrence Avenue, Lytham St Annes, FY8 3LG



Total Area: 106.5 m² ... 1146 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		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		
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