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## Oak Lea 1 Princes Road, Ansdell

- Deceptively Spacious Period Detached Family House
- With a Self Contained One Bed Flat and Additional Studio Flat
- Ideal for Multi Generational Families
- Three Reception Rooms & Study
- Family Kitchen, Cloaks/WC, Utility with Large Loft Room Above
- Four Bedrooms, Bathroom/WC & Shower Room/WC
- Walled Gardens to the Front & Rear
- Garage and Off Road Parking
- No Onward Chain, Gas Central Heating, Double Glazing, Solar Panels
- Leasehold, Council Tax Band D & EPC Rating C

**£550,000**

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



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



## Oak Lea 1 Princes Road, Ansdell

### GROUND FLOOR

#### ENTRANCE VESTIBULE

**1.55m x 1.30m (5'1 x 4'3)**

Approached through a UPVC outer door with a double glazed window panel above. Ceramic tiled floor. Corniced ceiling and dado rails. Wall light. Inner obscure glazed door leading to the Hallway.

#### HALLWAY

**3.38m x 1.30m (11'1 x 4'3)**

Central Hall with wood effect laminate flooring. Panel radiator with a decorative screen. Corniced ceiling and an overhead light. Turned staircase with a side hand rail leads to the first floor. Panelled doors leading off.

#### LOUNGE

**4.19m x 3.53m (13'9 x 11'7)**

Spacious principal through reception room. The front sitting area has a double glazed leaded window overlooking the westerly facing front garden enjoying some lovely evening sunsets. Two side opening lights. Double panel radiator. Corniced ceiling. Power point and television aerial socket for a wall mounted TV. Focal point of the room is a fireplace with a display surround and raised hearth supporting a gas coal effect living flame fire. Additional UPVC double glazed window to the south facing side elevation providing further excellent natural light. Fitted window shutters. Square arch and step leading down to the rear Lounge.



#### REAR LOUNGE

**4.32m x 2.67m (14'2 x 8'9)**

Lovely rear sitting area with double glazed double opening French doors overlooking and giving direct access to the rear walled garden. Full length side glazed panel. Additional double glazed window to the side with matching window shutters. Corniced ceiling.

#### SITTING ROOM

**5.05m x 3.68m into bay (16'7 x 12'1 into bay)**

Second good sized family reception room. UPVC double glazed leaded bay window overlooking the front garden with views looking up Arundel Road. Central opening light.

Double panel radiator. Corniced ceiling. Television aerial point. Side electric meter cupboard. Focal point is a wall mounted electric pebble effect fire.



#### STUDY

**3.81m x 3.38m (12'6 x 11'1)**

UPVC double glazed leaded window overlooks the rear garden with a lower opening light. Single panel radiator. Matching wood effect laminate flooring. Two built in glazed display units with cupboards below. Recessed arched and illuminated display. Internet point. Obscure part glazed door leading to the adjoining Dining Kitchen.



#### DINING KITCHEN

**6.55m x 3.40m (21'6 x 11'2)**

Well proportioned family Dining Kitchen with a UPVC double glazed window to the rear elevation with a side opening light. Good range of eye and low level cupboards and drawers. Incorporating a wine rack. One and a half bowl stainless steel sink unit with a moulded draining board set in Quartz working surfaces. Matching Quartz splash backs and further tiled splash backs beyond. Built in appliances comprise:



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Bosch four ring electric induction hob. Teka illuminated extractor above. Bosch electric double oven and grill. Prima dishwasher. Integrated fridge and freezer with matching cupboard fronts. Inset ceiling spot lights. Wall mounted column radiator. Aerial point and power socket for a wall mounted TV. Door leading to Cloakroom and WC off. Square arch to the open plan Dining Room.



### DINING ROOM EXTENSION

**5.41m x 4.14m (17'9" x 13'7")**

Spacious family reception area with double glazed double opening French doors overlooking and giving direct rear garden access and enjoying a sunny south facing aspect. Double glazed windows to either side of the doors. Fitted vertical blinds and top opening lights. Two double panel radiators. Corniced ceiling and dado rails. Part wood panelled walls. Door leading to the Utility Room and Annexe beyond.



### CLOAKROOM

**2.79m x 0.84m (9'2" x 2'9")**

Deep understair cloaks/store with an overhead light. Display shelving. Door and step to the Cloaks/WC.

### CLOAKS/WC

**1.42m x 0.76m min (4'8" x 2'6" min)**

Two piece white suite comprises: Low level WC. Corner wash hand basin. Ceramic tiled walls and floor. Overhead light and wall mounted extractor fan. Wall mounted electric heater.



### UTILITY ROOM

**3.51m x 2.16m (11'6" x 7'1")**

Useful separate Utility Room. Outer door leading to the rear garden. Plumbing and space for a washing machine. Space for a tumble dryer and additional fridge/freezer if required. Bult in electric meter cupboard for the Granny Flat. Door conceals a turned staircase leading to the Loft Room and with an understair store cupboard. Door connecting the GRANNY FLAT.



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### LOFT ROOM

14.63m x 4.67m (48' x 15'4)

Original hay loft with upper outer door remaining, now providing a very large loft space which is boarded and has power and light connected. Wall mounted Solar Panel controls. Number of roof lights and a UPVC double glazed side window providing natural light.



### FIRST FLOOR LANDING

6.10m x 1.60m (20' x 5'3)

Landing for the main property approached from the previously described staircase with a spindled balustrade. UPVC obscure double glazed window with stained glass to the side elevation provides good natural light to the Landing and stairs areas. Corniced ceiling. Panelled doors leading off to all first floor rooms.

### BEDROOM ONE

4.17m x 3.38m plus reveal (13'8 x 11'1 plus reveal)

Principal double bedroom. UPVC double glazed leaded opening window overlooks the front aspect with views along Arundel Road and making the most of the west facing evening sun sets. Single panel radiator.



### BEDROOM TWO

4.06m x 3.10m (13'4 x 10'2)

Second double bedroom with a UPVC double glazed leaded opening window overlooking the front elevation. Single panel radiator. Range of fitted bedroom furniture comprises: Three double wardrobes and an additional single wardrobe. Adjoining drawer units. Fitted double headboard. Two freestanding matching bedside drawer units. Five drawer unit.



### BEDROOM THREE

4.17m x 2.84m (13'8 x 9'4)

Third double bedroom. UPVC double glazed opening window to the rear of the property. Single panel radiator.



### BEDROOM FOUR

3.28m x 2.79m (10'9 x 9'2)

Fourth larger than average bedroom with a UPVC double glazed leaded opening window overlooking the rear of the property. Single panel radiator. Built in airing cupboard houses a wall mounted Glowworm combi gas central heating boiler (fitted 2020).



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### **FAMILY BATHROOM/WC**

**2.79m x 2.01m (9'2 x 6'7)**

Principal family bathroom comprising a four piece suite. UPVC obscure double glazed opening window to the rear elevation. Panelled bath with a centre mixer tap. Corner step in shower cubicle with curved sliding glazed doors and a plumbed shower. Semi concealed low level WC with a tiled display above. Roca vanity wash hand basin with a centre mixer tap, cupboard and drawer below. Mirror above with canopied lighting and a shaving point. Ceramic tiled walls and floor. Panelled ceiling with inset spot lights. Chrome heated towel rail. Access to loft space.



### **SHOWER ROOM/WC**

**4.19m x 1.60m (13'9 x 5'3)**

Second 1st floor Shower Room comprising a three piece white suite. UPVC obscure double glazed opening window to the front elevation. Wide shower cubicle with folding glazed doors and a plumbed shower. Vanity wash hand basin with a wide display surround and cupboards below. Mirror fronted bathroom cabinet. Low level WC completes the suite. Part wood panelled walls and part tiled walls. Electric heated ladder towel rail. Corniced ceiling.

### **CENTRAL HEATING (COMBI)**

The main property enjoys the benefit of gas fired central heating from a Glowworm combi boiler (fitted in 2020) in the Bathroom/WC serving panel radiators and giving instantaneous domestic hot water. Note: The Granny Flat and Studio have their own electric heating.

### **DOUBLE GLAZING**

Where previously described the windows have been DOUBLE GLAZED

### **OUTSIDE**

To the front of the property is a wall garden with a central gate and crazy paved pathway which leads to the front central entrance. External wall light. Lawned areas to either side with side flower and shrub borders. Timber gate leads directly to the rear garden. To the side of the garden are double opening gates which lead to the private concrete driveway which provides off road parking directly in front of the Garage.

To the immediate rear is a good sized walled garden which has a mixture of a pre printed concrete sun terrace and stone flagged patio areas. Central lawn and well stocked raised low walled flower beds, stocked with a large number of fruit trees. Trellis work and climbing plants. Garden shed and aluminium framed greenhouse. External lighting and all weather power points. Garden tap. Gate to the rear courtyard parking space.



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### **GARAGE**

**5.28m x 4.45m max (17'4 x 14'7 max)**

Approached through an electric up and over door. Power and light connected. Fitted timber framed workbench.

### **REAR COURTYARD/PARKING SPACE**

**6.43m x 2.90m (21'1 x 9'6)**

Leading off the rear garden is a very useful second parking area adjacent to the studio flat, approached through double opening gates from the wide rear service road. Additional external lighting.



### **FLAT ANNEX**



### **PRIVATE REAR ENTRANCE**

**2.69m x 2.54m (8'10 x 8'4)**

We understand this was an original stable block which was converted by the present owners in the late 1980s and provides a superb self contained Flat approached from the wide rear service road with ample space to park a car in front of the entrance. UPVC outer door with an inset obscure double glazed panel. Wood effect laminate flooring. Wall mounted Dimplex electric night storage heater. Corniced ceiling with an overhead light. Inner Hall leading off.



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### INNER HALL

Wood effect laminate flooring. Corniced ceiling. Built in store cupboard with shelving. Doors leading off the Kitchen, Bedroom and Bathroom/WC.

### KITCHEN

4.09m x 1.60m (13'5 x 5'3)

Good range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap set in laminate working surfaces with splash back tiling. Two corner shelving displays. Beko slide in electric cooker. Bosch freestanding washing machine. Freestanding fridge/freezer. Archway to the adjoining Lounge.



### LOUNGE

4.72m x 4.01m (15'6 x 13'2)

Spacious reception room with UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Full length double glazed windows to either side. Two wall mounted Dimplex electric night storage heaters. Corniced ceiling. Television aerial point. Inner door leads to the Utility Room and the main house beyond.



### BEDROOM

4.14m x 2.67m (13'7 x 8'9)

Double bedroom leading off the Inner Hall. UPVC double glazed window to the side elevation with a side opening light. Dimplex electric night storage heater. Corniced ceiling. Television aerial point.



### BATHROOM/WC

3.66m x 1.75m (12' x 5'9)

UPVC obscure double glazed window to the rear elevation. Top opening light. Three piece suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Mira Go electric over bath shower. Pedestal wash hand basin. Low level WC. Wall mirror and glass display shelf. Built in linen store cupboard. Ceramic tiled walls. Corniced ceiling and overhead light.



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### ELECTRIC HEATING

The flat has electric heating from a number of Dimplex night storage heaters.

### SOLAR PANELS

There are a number of solar panels installed to the roof of the Granny Flat annexe on a feed in tariff.

### STUDIO FLAT

Self contained Studio with a side hardwood personal door having an inset obscure glazed panel leading off the rear courtyard parking space.

### OPEN PLAN LOUNGE/BEDROOM WITH KITCHEN AREA

7.39m x 4.65m (24'3 x 15'3)

Very spacious open plan room with UPVC double glazed double opening French doors overlooking and giving direct access to the rear gardens. Fitted vertical blinds. Additional hardwood framed double glazed window also to the rear aspect. Three wall lights to the Sitting/Bedroom area. The Kitchenette area has eye and low level cupboards and drawers. Corner display shelving. Single drainer sink unit with a centre mixer tap set in laminate working surfaces. Built in four ring electric hob with an extractor above. Space for a fridge. Inset ceiling spot lights and loft access. Door leads off to the Shower Room.



### EN SUITE SHOWER/WC

2.01m x 1.88m (6'7 x 6'2)

Hardwood obscure double glazed window to the side elevation with a top opening light. Three piece suite comprises: Corner shower cubicle with an electric shower. Vanity wash hand basin with a cupboard below. Wall mounted strip light and shaving point. Low level WC. Overhead light. Electric heated towel rail.





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### 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 £10.14. Council Tax Band D

### LOCATION

This deceptively spacious four bedroomed period detached house enjoys a sought after residential location close to Royal Lytham Golf Course and within easy walking distance to Grannys Bay and Fairhaven Lake with its many leisure and sporting attractions, with local shops and cafes yards away on Woodlands Road. Ansdell has its own train station and bus services services run along Clifton Drive to both Lytham and St Annes town centres. The property is within waking distance to AKS Independent Primary and Senior Schools. Ansdell Primary and Lytham High School are also within an easy walk directly across Royal Lytham Golf Course, with the railway crossing (Preston to Blackpool South regional train line, one train running each way just once an hour) and pathway a short walk away. An early inspection is strongly recommended to appreciate the spacious flexible accommodation this property has to offer which includes both a self contained one bedroomed ground floor granny flat and additional self contained ground floor studio, ideal for multi generational families, working from home or scope for holiday lets etc. No onward chain.

### 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto: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](http://www.guildproperty.co.uk).

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# Oak Lea 1 Princes Road, Ansdell



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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	

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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(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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