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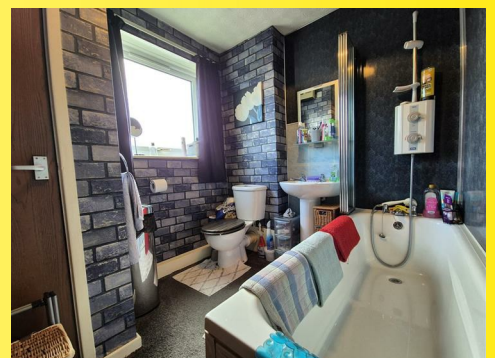


## 63 St. Davids Grove, St. Annes

- End of Mews House
- Entrance Porch & External Store
- Lounge
- Open Plan Kitchen
- Double Bedroom & Bathroom/WC
- Allocated Parking Space
- Electric Heating & Double Glazing
- Communal Gardens
- Close to Local Shops & the Beach
- Leasehold, Council Tax Band A & EPC Rating E

**£89,950**

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



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



## 63 St. Davids Grove, St. Annes

### GROUND FLOOR

External light.

### ENTRANCE PORCH

Approached through UPVC outer door with an inset obscure double glazed oval panel. Inner door leading to:

### LOUNGE

**3.99m x 3.45m (13'1 x 11'4)**

UPVC double glazed window overlooks the front of the property. Side opening light. Television aerial point. Telephone/internet point. Wall mounted electric night storage heater set to the Economy 7 tariff. Integral programmer control. Turned staircase leads off to the first floor. Very useful deep under stairs cloaks/store cupboard. (Note: the current vendor has an extension lead leading from the Kitchen to a freezer (not included) which they keep in the under stairs cupboard. Open plan Kitchen leading off.



### OPEN PLAN KITCHEN

**2.31m x 2.01m (7'7 x 6'7)**

UPVC double glazed opening window overlooks the front gardens. Eye and low level cupboard and drawers. Necht stainless steel single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling. Space for an electric cooker. Space for a fridge. Plumbing and space for a washing machine.



### FIRST FLOOR LANDING

Approached from the previously described staircase. Overhead light. Built inn store cupboard with shelving.

### BEDROOM

**4.01m x 2.49m (13'2 x 8'2)**

Double bedroom with a UPVC double glazed window overlooking the front elevation. Side opening light.



### BATHROOM/WC

**2.59m x 2.06m (8'6 x 6'9)**

UPVC obscure double glazed opening window to the front elevation. Three piece white suite comprises: Panelled bath with a centre mixer tap. Creda electric shower over. Pedestal wash hand basin with splash back tiling. Low level WC. Wall mounted Dimplex electric heater. Access to loft space. Built in cupboard houses a hot water cylinder.

# 63 St. Davids Grove, St. Annes



## ELECTRIC HEATING

The property has electric heating from a night storage heater in the Lounge and a wall mounted Dimplex electric wall heated in the Bathroom.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

## OUTSIDE

To the front of the property there is a communal lawned garden area. External water tap. Adjoining the front door of the property there is a useful private brick built store cupboard 3'3 x 1'10, containing the circuit breaker fuses. External electric meter.

## PARKING

A numbered single car parking space passes with the property. There are also a number of visitor spaces available.

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 998 years subject to an annual ground rent included in the annual maintenance charges. Council Tax Band A

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £830 per annum is currently levied. This includes the ground rent of £40 and current buildings insurance of £103.38. There are some future upgrading works scheduled at the development but we understand this is covered by the current sinking fund and current service charges. (Solicitors to confirm)

## LOCATION

This end of mews one bed roomed house is situated in an excellent location on this small development known as St Davids Grove. Just a short walk to local shops on St Davids Road North together with bus stops nearby with routes into St Annes, Lytham and Blackpool town centres with their comprehensive shopping facilities and amenities. The beach is also within strolling distance.

## 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>

## 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

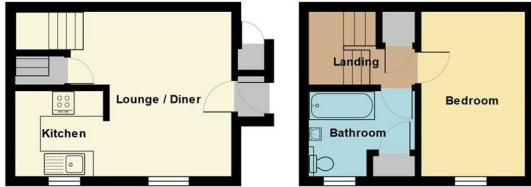
John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated 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).

## Consumer Protection from Unfair Trading Regulation

John Ardern & 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 April 2024

# 63 St. Davids Grove, St. Annes

63, St Davids Grove, Lytham St Annes, FY8 2QR



Total Area: 41.5 m<sup>2</sup> ... 447 ft<sup>2</sup>

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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			
(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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