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## 24 Buckley Grove, St Annes

- Modern Detached Family House
- Spacious Lounge
- Fitted Dining Kitchen
- Utility & Cloaks/WC
- Four Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Enclosed South Facing Rear Garden
- Garage & Off Road Parking
- No Onward Chain
- Leasehold & EPC Rating B

**Guide Price £334,950**

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



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



## 24 Buckley Grove, St Annes

### GROUND FLOOR

Open porch entrance with side decorative wood support and balustrade. Outside coach light.

### ENTRANCE HALLWAY

1.73m x 1.30m (5'8" x 4'3")

Approached through an outer door with inset obscure and leaded double glazed panels. Single panel radiator. Turned staircase leads off with side hand rail. White panelled door leads to:

### LOUNGE

5.08m x 3.40m (16'8" x 11'2")

Spacious principal reception room with a UPVC double glazed bay window overlooks the front garden. Four opening lights. Two single panel radiators. Under stair cloaks/store cupboard. Television aerial point. Telephone point. Double opening white panelled doors from the lounge open to:



### DINING KITCHEN

5.18m x 3.71m max (17' x 12'2" max)

(max L shaped measurements) Fitted family dining kitchen with double opening UPVC double glazed French doors, overlooking and giving access to the SOUTH FACING rear garden. Excellent selection of wall and floor mounted cupboards and drawers. Laminate working surfaces with discreet downlighting. Inset one & a half bowl single drainer stainless steel sink unit. Built in Neff appliances comprise: Automatic fan assisted electric double oven. Four ring gas hob in stainless steel surround and matching stainless steel splash back with illuminated extractor canopy above. Integrated fridge freezer. Integrated slimline dishwasher. Two panel radiators. Aerial point and socket for a wall mounted TV. Inset ceiling spot lights. Panelled door leads to:



### UTILITY ROOM

1.91m x 1.75m (6'3" x 5'9")

Useful separate utility room. Turned laminate working surface with inset single drainer stainless steel sink unit. Plumbing facilities for automatic washing machine and space for a tumble dryer. Wall mounted extractor fan. Single panel radiator. Obscure double glazed outer door gives access to the rear of the property.



### CLOAKS/WC

1.73m x 0.81m (5'8" x 2'8")

With two piece white suite comprising: Corner fixture wash hand basin with centre mixer tap and splash back tiling. Low level WC. Obscure double glazed opening outer window. Single panel radiator.

### FIRST FLOOR LANDING

3.05m x 2.21m (10' x 7'3")

Approached from the previously described staircase leading to the upper central landing. With spindled balustrade and access to loft.





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## BEDROOM SUITE ONE

3.73m plus wardrobes x 3.12m (12'3 plus wardrobes x 10'3)

Superb principal double bedroom with a 9'7 high ceiling and having a feature arched double glazed window with two lower opening lights and views looking over the front elevation. Single panel radiator. Double and single fitted wardrobe. Television aerial point.



## BEDROOM THREE

3.05m x 2.24m (10' x 7'4)

Third double bedroom with uPVC double glazed window overlooks the rear garden, side opening light. Single panel radiator.

## EN SUITE SHOWER ROOM/WC

2.92m into shower x 1.12m (9'7 into shower x 3'8)

With part tiled walls. Three piece white suite comprises: Full width step in shower compartment with a plumbed shower and sliding outer door. Villeroy & Boch pedestal wash hand basin with chrome mixer tap. The suite is completed by a low level WC. Single panel radiator. Obscure double glazed outer window with side opening light. Ceiling extractor fan.



## BEDROOM FOUR

3.10m x 2.62m (10'2 x 8'7)

(max L shaped measurements) Larger than average and deceptive fourth bedroom. UPVC double glazed window overlooks the rear elevation, with a side opening light. Single panel radiator.

## BEDROOM TWO

3.71m x 2.62m (12'2 x 8'7)

Second well proportioned double bedroom. Double glazed window overlooks the front garden with side opening light. Single panel radiator. Door reveals a cupboard with an insulated hot water cylinder.



## BATHROOM/WC

2.01m x 1.96m (6'7 x 6'5)

With part ceramic tiled walls. Three piece white suite comprises: Panelled bath with chrome mixer tap

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and tiled display shelf. Villeroy & Bock pedestal wash hand basin with chrome mixer tap. The suite is completed by a low level WC. Obscure UPVC double glazed outer window with side opening light. Ceiling halogen downlights and extractor fan. Single panel radiator.



## OUTSIDE

To the front of the property there is a double driveway giving access to the attached single car garage. Open plan easily managed lawn garden and mature shrubs. To the rear there is an enclosed SOUTH FACING garden laid to lawn with concrete paving and side security gate leading to the front garden.



## GARAGE

5.36m x 2.34m (17'7 x 7'8)

With up & over side personal door with obscure glass and double glazed giving natural light. Power and light supplies and having a wall mounted Potterton central heating boiler.

## NOTE

NHBC covered until 2027

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Potterton boiler in the garage serving panel radiators and domestic hot water.

## 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 £350. Council Tax Band D

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure is to be confirmed by the Solicitor.

## LOCATION

This extremely attractive and spacious detached four bedroom family home was constructed originally in 2017 by Morris Homes and is situated on this very pleasant development situated off Heyhouses Lane close to Booths supermarket and well placed for local schools, transport services and amenities in both St Annes, Ansdell and Lytham. Internal viewing recommended. No onward chain

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## PROPERTY MISDESCRIPTION ACT

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 November 2022



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		82
(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		
(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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