JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS

Braemar Ribby Road, Preston

- Period Semi Detached House
- Lounge & Dining Room
- Fitted Kitchen
- Cloaks/WC
- Three Bedrooms
- Bathroom/WC
- Gas CH & Double Glazing
- 150ft Rear Garden
- Two Garages & Outbuildings
- No Onward Chain

£325,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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GROUND FLOOR

VESTIBULE ENTRANCE
2.21m x 0.81m (7'3 x 2'8)
Approached through original double opening doors with upper leaded lights and stained glass panels and matching semi circular fan light above. Original tiled floor and part ceramic tiled walls. Inner door opens to:

ENTRANCE HALL
4.45m x 2.21m (14'7 x 7'3)
Nicely appointed period entrance hall with original spindled balustrade with polished walnut hand rail. Double panel radiator with display shelf above. Corniced ceiling.

UNDER STAIR CLOAKS/WC
1.02m x 0.84m (3'4 x 2'9)
With replacement obscure double glazed window. Low level coloured WC.

LOUNGE
4.88m into bay x 4.04m (16' into bay x 13'3)
Nicely appointed and spacious principal reception room. Stone dressed curved bay window overlooks the front garden. Inset uPVC double glazed units. Curved panel radiator. The focal point of the room is a wall tiled open fire grate. Further panel radiator. Corniced ceiling and centre rose.

DINING ROOM
5.03m into bay x 3.58m (16'6 into bay x 11'9)
Second large reception room. Walk in square bay window overlooks the extensive rear garden. Double glazed panels and upper stained glass leaded lights. Double panel radiator. The focal point is an all tiled fireplace with open fire grate and matching hearth. Second single panel radiator. Corniced ceiling and centre rose.

KITCHEN
2.57m x 2.51m (8'5 x 8'3)
With a range of wall and floor mounted cupboards and drawers. Laminate working surfaces. Inset one & a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built in appliances comprise: Hotpoint automatic fan assisted oven and grill. Neff four ring ceramic hob. Illuminated extractor canopy above. Integrated larder fridge. Wall mounted Glowworm central heating boiler (12 months old). Double glazed window with upper opening light overlooks the rear garden. Double panel radiator. Wall mounted central heating programmer control. External door gives garden access.

FIRST FLOOR
Approached from the previously described staircase with a double glazed window on the 3/4 stair giving light to the hall, stairs and landing. Original stained glass leaded panels have been encapsulated into the uPVC frame.

LANDING
3.15m x 2.51m (10'4 x 8'3)
With matching spindled balustrade. Corniced ceiling.

BEDROOM ONE
4.88m into bay x 4.01m (16' into bay x 13'2)
Large principal double bedroom. Stone dressed curved bay window overlooks the front garden. Inset double glazed units with upper stained glass and leaded panels. Curved panel radiator. Belling two bar electric fire set on the chimney breast. Telephone point.

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BEDROOM TWO
4.04m x 3.58m (13'3 x 11'9)
Second well proportioned double bedroom. Double glazed tilt & turn window overlooks the extensive rear garden. Panel radiator. Similar Belling two bar electric fire on the chimney breast.

BEDROOM THREE
2.59m x 2.21m (8'6 x 7'3)
Larger than average third bedroom. Double glazed window with upper leaded stained glass panel overlooks the front garden. Panel radiator.

BATHROOM/WC
2.51m x 2.21m (8'3 x 7'3)
With part ceramic tiled walls. Three piece suite comprises: coloured panelled bath with a Mira plumbed shower. Matching pedestal wash hand basin. White low level WC. Panel radiator. Obscure double glazed outer window with top opening light. Airing cupboard contains the lagged hot water cylinder with open shelving. Access to loft.

CENTRAL HEATING
The property enjoys the benefit of gas fired central heating from a Glowworm boiler (12 months old) serving panel radiators and domestic hot water.

DOUBLE GLAZING
Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units with many of them having the original leaded lights and stained glass work encapsulated into the units.

OUTSIDE
To the front of the property there is an established and secluded garden laid to lawn with well stocked shrub and flower borders with mature trees. Driveway offers excellent off road car parking and turning point and leads to the brick constructed garage. External light.

To the immediate rear there is a stunning very large family garden (150ft x 40ft approx) laid to lawn with mature shrub and flower borders, fruit trees and a variety of other established trees.

Close to the house there is a brick constructed single car garage (13ft x 8'5) with plumbing facilities for automatic washing machine. Obscure double glazed window gives natural light. To the rear of the garage there is a brick built WC and further brick store room.

OUTSIDE

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N.B
Adjoining the garage there is a timber constructed garage (26' x 9'3) being open to the rear.

TENURE FREEHOLD/COUNCIL TAX
The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band D.

LOCATION
'Braemar' is a substantial period semi detached property constructed in 1914 and occupied by the same family since 1918. The property stands in extensive gardens both to the front and rear which must be inspected to be fully appreciated. The property lies close to Kirkham Grammar School and within minutes from Kirkham town centre. The property is conveniently placed close to Blackpool, Preston and the Fylde coast and is within a few minutes from the M55 motorway access point. The property offers tremendous potential to extend and plan a modernisation program.

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, rightmove.com, onthemarket.com, Email Address: 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.

VIEWING THE PROPERTY
Strictly by appointment through 'John Ardern & Company'.

PROPERTY MISDESCRIPTION ACT
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 our their own investigations before contract. Details Prepared September 2020

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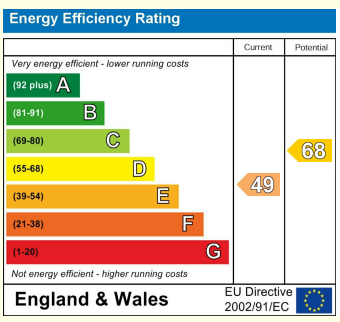

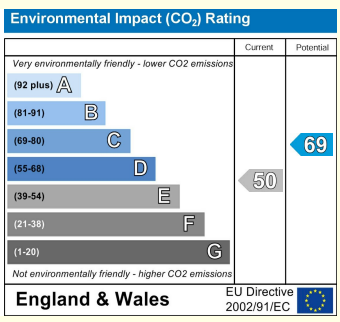

The Property Ombudsman

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