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

# 189 Church Road, St Annes

- Double Fronted Detached True Bungalow
- Spacious Central Hallway
- Two Reception Rooms & Breakfast Kitchen
- Three Double Bedrooms
- Bathroom & Separate WC
- Good Sized Gardens to the Front & Rear
- Garage & Driveway for Off Road Parking
- No Onward Chain
- Viewing Strongly Recommended
- Freehold, Council Tax Band E & EPC Rating D

## £345,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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## ENTRANCE VESTIBULE
**1.35m x 0.97m (4'5 x 3'2)**
Approached through UPVC double glazed leaded double opening doors. Overhead light. Inner decorative glazed door leading to:

## HALLWAY
**5.77m x 2.79m max (18'11 x 9'2 max)**
Spacious central Hall. Two single panel radiators with display shelves above. Corniced ceiling and picture rails. Telephone point. Built in electric meter cupboard. Obscure glazed ceiling light/loft access providing further natural light to the Hall. The insulated loft has a Velux pivoting roof light. Wall mounted room thermostat. Panelled doors leading off.

## LOUNGE
**4.37m x 4.19m into bay (14'4 x 13'9 into bay)**
Spacious principal reception room. Double glazed leaded walk in bay window overlooks the front aspect. Curved double panel radiator below. Corniced ceiling and an overhead light. Television aerial point. Focal point of the room its a fireplace with a white display surround, raised marble hearth and inset supporting a gas coal effect living flame fire.

## DINING ROOM
**4.14m x 3.58m (13'7 x 11'9)**
Second spacious reception room. UPVC double glazed window to the side elevation with a central top opening light. Single panel radiator. Fireplace with a wooden display surround and a gas fire. Built in cupboard to the recess houses an Ideal gas central heating boiler with hot water cylinder above. Wall mounted central heating programmer control. Door leading to the Kitchen.

## BREAKFAST KITCHEN
**3.86m x 3.53m (12'8 x 11'7)**
Hardwood obscure glazed window to the side elevation with an inset extractor fan. Matching UPVC obscure double glazed window also to the side elevation with a top opening light. Range of eye and low level cupboards and drawers. Incorporating a glazed display unit. Stainless steel single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling. Gas cooker point. Space for a fridge/freezer. Plumbing and space for both a washing machine and tumble dryer. Gas meter. Overhead strip light. UPVC double glazed window overlooking the rear garden and an adjoining UPVC obscure double glazed outer door giving direct rear garden access.

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## BEDROOM ONE
**4.32m x 4.19m into bay (14'2 x 13'9 into bay)**
Well proportioned principal double bedroom. Matching double glazed leaded walk in bay window overlooking the front garden. Double panel radiator below. Corniced ceiling and an overhead light.

## BEDROOM TWO
**3.56m x 3.10m (11'8 x 10'2)**
Second double bedroom. UPVC double glazed window overlooks the side of the bungalow with a top opening light. Single panel radiator. Overhead light.

## BEDROOM THREE
**3.56m x 2.54m (11'8 x 8'4)**
Third good sized bedroom with a UPVC double glazed window enjoying an outlook over the rear garden. Top opening light. Single panel radiator. Overhead light.

## BATHROOM
**2.51m x 1.70m (8'3 x 5'7)**
UPVC obscure double glazed window to the rear elevation with a top opening light. Fitted roller blind. Two piece coloured suite comprises: Panelled bath. Pedestal wash hand basin. Mirror fronted bathroom cabinet. Part tiled walls. Single panel radiator.

## SEPARATE WC
**1.40m x 0.81m (4'7 x 2'8)**
UPVC obscure double glazed window with a top opening light and fitted roller blind. Matching low level WC. Part tiled walls. Overhead light.

## OUTSIDE
To the front of the property is a wide walled garden, laid to lawn with well stocked flower and shrub borders, with Cherry Blossom trees providing privacy. With a crazy paved step leading to the front central entrance with an external light. An adjoining asphalted driveway provides good off road parking and leads down the side of the bungalow to the Garage. Garden tap. Timber gate gives direct access to the rear garden.

To the immediate rear is a good sized enclosed garden with two raised stone flagged patios and a timber framed Summer House. A central lawn is surrounded by well stocked borders, again containing a variety of shrubs and flowering plants. Ornamental fish pond. External lighting. To the back of the garden is a further concealed strip of garden, currently overgrown which does requiring clearing, but offers tremendous potential to increase the size of the rear garden. A 2nd timber gate at the side of the bungalow reveals an additional hardstanding area. Brick outbuilding for garden storage.

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### GARAGE
Concrete single Garage approached through an up and over door.

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

### CENTRAL HEATING
The property enjoys the benefit of gas fired central heating from an Ideal boiler concealed in the Dining Room serving panel radiators and domestic hot water.

### DOUBLE GLAZING
Where previously described the majority of the windows have been DOUBLE GLAZED, with the exception of a window in the Kitchen.

### TENURE FREEHOLD/COUNCIL TAX
The site of the property is held Freehold. Council Tax Band E

### LOCATION
This spacious three bedroomed double fronted detached true bungalow constructed in the 1930s by Samuel Riley, with good sized front and rear gardens, enjoys a sought after residential location on Church Road close to the junction of St Thomas Road which is within easy reach of 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 on Church Road. There are also a number of local primary and senior schools within walking distance. An internal viewing is strongly recommended to appreciate the potential this property has to offer which is now ready for updating. No onward chain.

### 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 our their own investigations before contract. Details Prepared March 2025

**189, Church Road, St Annes, Lytham St Annes, FY8 3NL**

Total Area: 107.0 m² ... 1152 ft²

**All measurements are approximate and for display purposes only**

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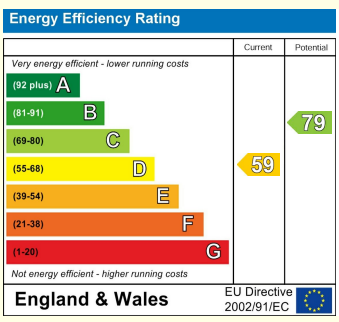


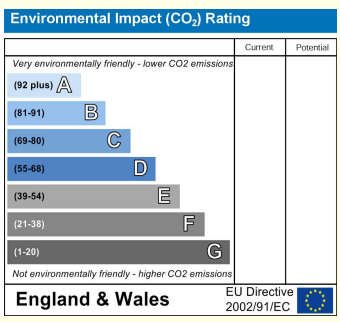


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