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20 Holmefield Road, St Annes

- Spacious Terraced House
- No Onward Chain
- Two Reception Rooms & Kitchen
- Three Bedrooms
- Bathroom/WC
- Spacious Loft Room
- Sunny South Facing Rear Patio Garden
- Gas Central Heating
- Double Glazing
- Viewing Recommended

£189,950

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



www.johnardern.com



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GROUND FLOOR

ENTRANCE VESTIBULE

Approached through a UPVC outer door with inset obscure double glazed panels. Double glazed panel above provides good natural light. Dado rail and corniced ceiling. Parquet flooring. Inner panelled door with a single glazed panel above leading to:

HALLWAY

5.26m x 1.04m (17'3 x 3'5)

Laminate wood effect flooring. High corniced ceiling with decorative arch. Single panel radiator. Staircase with side hand rail leads to the first floor. Pine panelled doors lead off.

LOUNGE

3.96m x 3.45m (13' x 11'4)

Superbly appointed principal reception room. UPVC double glazed windows overlook the front walled garden. Two top opening lights. Double panel radiator. Laminate wood effect flooring. Corniced ceiling and centre decorative rose. Television aerial point. Focal point of the room is a display fireplace with raised marble effect hearth and inset supporting a gas coal effect living flame fire.



DINING ROOM

4.27m x 3.63m (14' x 11'11)

Second well proportioned reception room. UPVC double glazed double opening French doors overlook and give direct access to the rear patio garden. Laminate wood effect flooring. Dado rails. Double panel radiator. Built in cupboard houses a British Gas combi gas central heating boiler.



KITCHEN

3.05m x 2.29m (10' x 7'6)

UPVC double glazed window to the side aspect. Lower opening light. Range of eye and low level cupboards and drawers incorporating a glazed display unit and wine rack. Stainless steel single drainer one and a half bowl sink unit with centre mixer tap. Set in laminate working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Necht four ring gas hob with an illuminated extractor canopy above. Samsung electric oven and grill. Space for a fridge/freezer. Plumbing for a washing machine. Useful under stair cloaks/store cupboard.



FIRST FLOOR LANDING

5.13m x 1.60m (16'10 x 5'3)

Spacious landing area approached from the previously described staircase with white spindled balustrade. Built in linen store cupboard. Adjoining matching panelled door conceals the staircase leading to the 2nd floor loft room.



BEDROOM ONE

3.96m x 2.67m (13' x 8'9)

UPVC double glazed window overlooks the front aspect with a top opening light. Single panel radiator.



20 Holmefield Road, St Annes



BEDROOM TWO

3.68m x 2.90m (12'1 x 9'6)

Third double bedroom. Large UPVC double glazed window overlooks the rear elevation with a top opening light. Single panel radiator. Built in wardrobes to one wall with a centre mirrored panel.



BEDROOM THREE

3.10m x 1.80m (10'2 x 5'11)

Single bedroom currently used as a Study. UPVC double glazed window overlooks the front elevation. Upper opening light and fitted window blinds. Single panel radiator.



BATHROOM/WC

3.05m x 2.29m (10' x 7'6)

Spacious bathroom comprising a four piece white bathroom suite. UPVC obscure double glazed window to the rear elevation with a top opening light and fitted window blinds. Panelled bath with a centre mixer tap. Wide step in shower cubicle with glazed sliding doors and a Mira 415 shower. Pedestal wash hand basin with centre mixer tap. Low level WC. Part tiled walls. Laminate wood effect floor. Single panel radiator. Access to loft space. Inset ceiling spot lights.



SECOND FLOOR

LOFT ROOM

6.02m x 4.75m (19'9 x 15'7)

Delightfully appointed loft room currently furnished as a bedroom. Double glazed pivoting roof light. Two single panel radiators. Inset ceiling spot lights. Access to two boarded roof voids providing excellent storage space.



OUTSIDE

To the front of the property is a walled stone chipped garden with inset stepping stones leading to the front entrance and offering the potential to create an off road parking area.

To the immediate rear is a sunny south facing walled garden laid for ease of maintenance with coloured slate chippings and a raised flagged sun patio. External lighting. Timber gate gives access to the rear service road.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a British Gas combi boiler serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent. Council Tax Band C

LOCATION

This chain free, deceptively spacious mid terraced house located in a popular residential area of St Annes conveniently placed for access to shops and services. The accommodation comprises two reception rooms, a kitchen, three bedrooms and a bathroom. The property also benefits from a sunny rear patio

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garden and offers the potential for off road parking to the front. St Annes Square is also within close proximity offering more comprehensive shopping facilities and town centre amenities. There are also a number of primary schools nearby together with Lytham St Annes High School. Transport services are readily available on Church Road with routes into Lytham and St Annes town centres.

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, 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.

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 out their own investigations before contract. Details Prepared June 2023



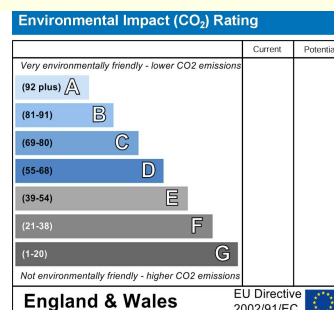
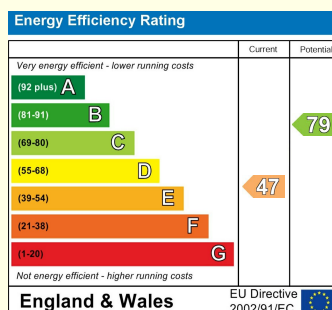
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