



ESTATE AGENTS • VALUER • AUCTIONEERS



## 49 Rowsley Road, St Annes

- Stunning Detached True Bungalow
- Close Walking Distance to the Beach
- Spacious Central Hallway & Lounge with Bay Window
- Feature 21ft Dining Orangery
- Fitted Breakfast Kitchen
- Three Double Bedrooms
- Modern Bathroom/WC
- Driveway for Off Road Parking
- Viewing Recommended
- Freehold, Council Tax Band D & EPC Rating D

**£465,000**

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



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



## 49 Rowsley Road, St Annes

### CENTRAL VESTIBULE ENTRANCE

1.65m x 1.04m (5'5" x 3'5")

Approached through a composite outer door with inset obscure double glazed leaded panels and matching full length panels to either side of the door. Attractive ceramic tiled floor. Overhead light. Original inner door with leaded and stained glass panels leads to the Hallway.



### HALLWAY

3.28m x 1.70m (10'9" x 5'7")

Delightfully appointed front entrance hall with Travertine floor. Panel radiator set behind a decorative screen. Corniced ceiling. Archway leads to the large inner hall.



### LOUNGE

4.88m x 4.01m (16' x 13'2")

Approached through a glazed door from the Hallway, this extremely well appointed and carefully decorated reception room with walk in bay window overlooking the front garden. UPVC double glazed units with leaded lights, side opening windows and fitted vertical blinds. The focal point of the room is an all tile fireplace with open fire grate and having a matching over mantle and hearth. Two double panel radiators. Corniced ceiling.



### INNER HALLWAY

6.40m x 3.35m max (21' x 11' max)

Spacious central Hallway with all remaining rooms radiating off. Panel radiator set behind a decorative screen. Further double panel radiator. Access to loft via a folding ladder and the loft is floored with a light.



### DINING ORANGERY

6.60m x 3.25m (21'8" x 10'8")

Approached through double opening doors from both the main Hall and principal Bedroom. Double glazed lantern roof light with automatic opening window. Bi-folding doors with integral blinds overlook and give access on to the rear sun terrace with lawned garden beyond. Two contemporary wall mounted radiators. Additional side windows with three top opening lights. Inset ceiling spot lights.



### BREAKFAST KITCHEN

4.65m x 2.90m (15'3" x 9'6")

Well fitted modern kitchen. Excellent range of floor and wall mounted cupboards and drawers. Incorporating a wine rack. Wood block working surfaces with downlights. Inset single drainer stainless steel sink unit with chrome mixer tap. Matching breakfast bar with two stools. Built in Neff appliances comprise: Fan assisted electric oven and grill. Four ring gas hob in matching stainless steel surround

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and having a stainless steel and glass illuminated extractor canopy above. Integrated Lamona dishwasher. Integrated Blomberg washing machine and fridge/freezer, all with matching cupboard fronts. Double panel radiator. Concealed wall mounted Worcester gas central heating boiler. Two double glazed windows with opening lights overlook the rear and side gardens. Matching UPVC double glazed outer door leads to the side of the bungalow.



## BEDROOM THREE

3.61m x 3.30m (11'10" x 10'10")

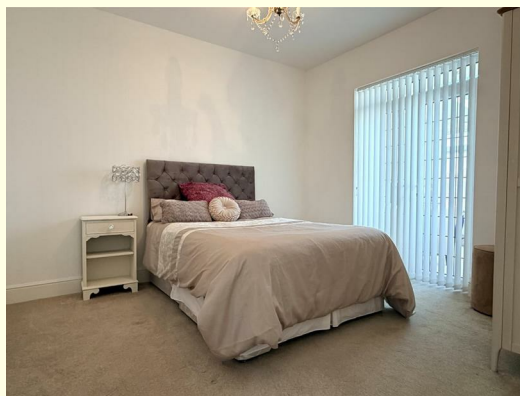
Larger than average third double bedroom. Leaded double glazed double opening French doors overlook and lead into the Orangery. Fitted vertical blinds. Double panel radiator.



## BEDROOM ONE

4.88m into bay x 3.35m (16' into bay x 11')

Large nicely decorated and appointed principal double bedroom. Double glazed bay window with leaded lights overlooks the front garden. Two side opening windows and vertical blinds. Double panel radiator. Corniced ceiling. Two double panel radiators.



## BATHROOM/WC

2.67m x 2.67m (8'9" x 8'9")

Modern four piece white suite comprises: Panelled bath with a centre mixer tap. Vanity wash hand basin with cupboards beneath and matching chrome mixer tap and illuminated mirror above. Step in shower compartment with a plumbed overhead shower and pivoting glazed door. The suite is completed by a low level WC. Heated ladder towel rail. Obscure double glazed outer window to the side elevation with fitted vertical blinds. Inset ceiling spotlights and a wall mounted extractor fan. Ceramic tiled walls.



## BEDROOM TWO

4.17m x 3.84m (13'8" x 12'7")

Second well proportioned double bedroom. Double glazed window with two top opening lights overlooks the side elevation. Double panel radiator.



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## OUTSIDE

To the front of the property the garden has been attractively landscaped for ease of maintenance with stone paving and low level supporting walled flower beds. Having a central pedestrian gate leading to the elevated front entrance with feature decorative floor tiles and two external wall lights. Double wrought iron gates gives access on to the concrete driveway which leads down the side of the bungalow via 2nd double opening wrought iron gates providing off road car parking.

To the immediate rear there is a good sized South Westerly facing walled garden with a raised stone flagged sun terrace and steps leading down to the lawn garden with side shrub and flower borders and established trees and conifers. Two garden stores. A paved pathway leads down the side of the property with an external gas meter. Outside tap and lighting.



## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (2016) in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band D

## LOCATION

This superbly presented double fronted detached three bedroomed true bungalow is situated at the junction of Rowsley Road and St Leonards Road West, within 200 yards from the beach and foreshore and being close to Clifton Drive North with bus services linking St Annes, Lytham and Blackpool centres. It cannot be too highly stressed that an internal inspection is strongly recommended to fully appreciate the accommodation this property has to offer together with a good sized south west facing rear garden.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

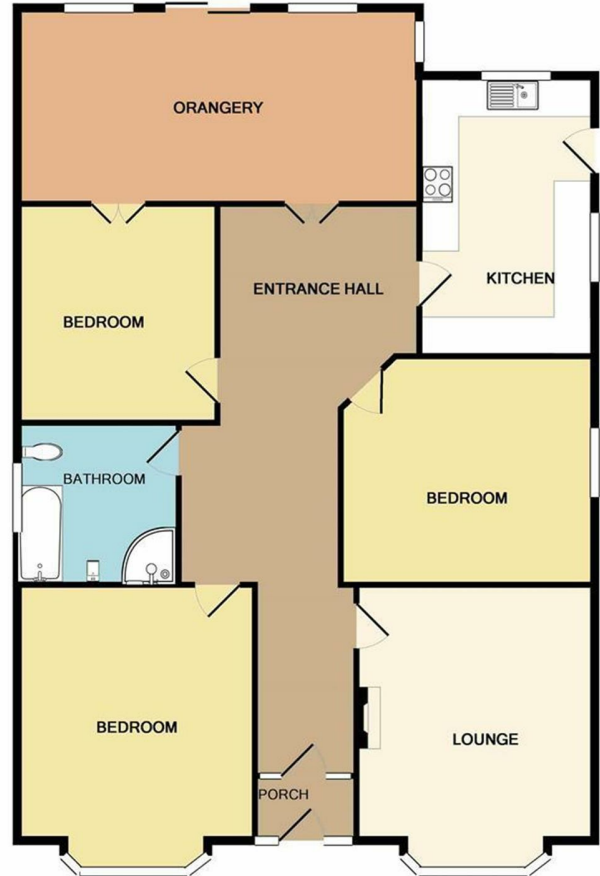
## INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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)

## Digital Markets, Competition & Consumers Act 2024

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 April 2026



TOTAL APPROX. FLOOR AREA 1405 SQ.FT. (130.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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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