



ESTATE AGENTS • VALUER • AUCTIONEERS



2 Orchid Way, Blackpool

- Modern Detached Family House
- FREEHOLD
- Views of the Green
- Louisiana Style
- Three Reception Rooms & Orangery
- Modern Dining Kitchen
- Utility & Cloaks/WC
- Four Bedrooms & Two Bathrooms
- Double Garage & Driveway
- No Onward Chain

£354,950

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



www.johnardern.com



2 Orchid Way, Blackpool

GROUND FLOOR

Open canopied entrance with overhead light. Hardwood outer door leads to:

HALLWAY

4.75m x 3.43m (15'7 x 11'3)

Spacious central hallway. Two UPVC obscure double glazed windows to either side of the front door provide good natural light. Top opening lights and fitted window blinds. Polished tiled flooring throughout. Single panel radiator. Corniced ceiling. Central staircase with white spindled balustrade leads to the first floor. Useful understair cloaks/store cupboard with overhead light. Additional built in store with overhead light and matching tiled floor. Wall mounted room thermostat. Telephone point. Matching modern doors lead off

CLOAKS/WC

1.91m x 1.17m (6'3 x 3'10)

Modern two piece white Roca suite comprises: Low level WC. Pedestal wash hand basin with splash back tiling. Single panel radiator. Matching tiled floor. Overhead light and a Vent Axia ceiling extractor fan.

STUDY

3.40m x 2.24m (11'2 x 7'4)

Two UPVC double glazed windows overlook the front elevation. Top opening lights and fitted window blinds. Two single panel radiators below. Matching tiled floor

LOUNGE

4.75m x 3.53m (15'7 x 11'7)

Well proportioned reception room. Two UPVC double glazed windows overlook the front elevation. Additional window to the side elevation. Top opening lights and fitted blinds. Two single panel radiators. Corniced ceiling. Telephone point. Television aerial point. Wired for wall lights. Door leads to:



DINING ROOM

3.53m x 2.92m (11'7 x 9'7)

UPVC double windows to the side and rear elevation. Top opening lights and window blinds. Single panel radiator. Corniced ceiling. Matching tiled floor. Double opening doors lead to the adjoining Dining Kitchen.



DINING KITCHEN

7.01m x 3.68m (23' x 12'1)

Superb family kitchen. UPVC double glazed window enjoys an outlook over the rear garden. Two side

opening lights. Double opening doors lead directly to the Sun Lounge. Excellent range of modern eye and low level fixture cupboards and drawers. One and a half bowl stainless steel single drainer sink unit with centre mixer tap set in heat resistant roll edged work surfaces with matching splash back. Concealed downlighting. Matching peninsular breakfast bar. Built in appliances comprise: Neff four ring gas hob with an illuminated extractor canopy above. New Neff electric double oven and grill. New integrated fridge/freezer with matching cupboard front. Integrated Neff dishwasher. Polished tiled floor. Ceiling extractor fan. Double panel radiator.



UTILITY ROOM

2.39m x 1.60m (7'10 x 5'3)

Useful separate Utility room. UPVC outer door with inset obscure double glazed panel gives access to the side and rear of the property. Plumbing for washing machine and space for a tumble dryer. Wall mounted Potterton gas central heating boiler. Single panel radiator. Matching tiled floor. Vent Axia ceiling extractor fan.

ORANGERY

3.28m x 2.90m (10'9 x 9'6)

Spacious fourth reception room. UPVC double glazed windows with a number of top opening lights overlooks the rear family garden. Fitted window blinds. Matching polished tiled floor. Double panel radiator



FIRST FLOOR LANDING

Spacious central landing approached from the previously described staircase. Obscure UPVC double glazed window with top opening light and window blinds gives good natural light. Access to loft space. Single panel radiator. Matching doors lead off

MASTER BEDROOM SUITE

4.70m x 4.47m (15'5 x 14'8)

Principal double bedroom. Two UPVC double glazed windows enjoy an outlook to the front elevation with views over the landscaped gardens. Top opening lights and window blinds. Two single panel radiators. Television aerial point. Telephone point. Corniced ceiling. Wall mounted room thermostat. Door leads to:

2 Orchid Way, Blackpool



BEDROOM THREE

3.76m x 2.95m (12'4 x 9'8)

Third double bedroom. UPVC double glazed window to the rear elevation, side opening light and fitted blinds. Single panel radiator



BEDROOM FOUR

2.79m x 2.49m (9'2 x 8'2)

UPVC double glazed opening window with fitted blinds overlooks the rear of the property. Single panel radiator

EN SUITE BATHROOM/WC

3.20m x 2.44m (10'6 x 8')

Spacious en suite. UPVC obscure double glazed opening window with fitted window blinds. Modern four piece white suite comprises: Panelled bath. Wide step in shower cubicle with sliding doors, plumbed hand held shower and additional overhead shower. Roca low level WC. Vanity wash hand basin with cupboard below and centre mixer tap. Wall mounted mirror fronted medicine cabinet. Wall mounted shaving socket. Single panel radiator. Ceramic tiled walls and floor. Inset ceiling spot lights and a Vent Axia extractor fan. Chrome heated ladder towel rail



BEDROOM TWO

3.89m x 3.40m (12'9 x 11'2)

Second double bedroom. Two UPVC double glazed windows enjoy the views to the front of the property. Top opening lights. Additional window to the side elevation. Fitted window blinds. Two single panel radiators



BATHROOM/WC

3.81m x 2.36m (12'6 x 7'9)

Large family bathroom comprises a modern four piece white suite. UPVC obscure double glazed opening window with fitted blinds. Panelled bath. Vanity wash hand basin with cupboard below and a mirror fronted medicine cabinet above. Wall mounted shaving socket. Corner step in shower cubicle with curved sliding doors. Overhead plumbed shower and additional hand held shower. Glazed display shelving. Roca low level WC completes the suite. Ceramic tiled walls and floor. Single panel radiator. Vent Axia ceiling extractor fan. Built in cupboard houses a Heatrae Sadia hot water cylinder.



OUTSIDE

To the front of the property is a small open plan lawned garden with side flower and shrub borders. Flagged pathway leads to the front canopied entrance. To the side of the property is a driveway providing off road parking for two cars and leads directly to the garage. External gas and electric meters. Timber gate from the driveway leads directly to the rear garden.

To the immediate rear is a good sized enclosed garden with large timber decked patio area and adjoining garden laid with artificial grass for ease of maintenance. Stone flagged pathway down the side of the property with additional gate giving access to the front garden.

2 Orchid Way, Blackpool



DOUBLE GARAGE

5.87m x 5.64m (19'3 x 18'6)

Detached double brick garage approached through an electric up and over door. Pitched and tiled roof. Power and light supplies connected. Side UPVC personal door with inset obscure double glazed panel gives direct access to the rear garden

CENTRAL HEATING

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £250 per annum is currently levied.

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 F

LOCATION

This superbly appointed Louisiana style four bedroom detached house was constructed by Kensington Developments Ltd in 2016 and offers spacious family accommodation. Situated on Magnolia Point, which is a small select development and being conveniently placed off Midgeland Road only a few minutes from the M55 Motorway which gives easy access to both Manchester and the Lake District. The area is well placed to Blackpool, Preston and Lytham St Annes. An internal visit is strongly recommended. No onward chain

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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Arden & 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 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 February 2021



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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