



ESTATE AGENTS • VALUER • AUCTIONEERS



8 Salisbury Avenue, St Annes

- Modern Detached Family House
- Grosvenor Style
- Lounge
- Open Plan Dining Kitchen
- Utility & Cloaks/WC
- Four Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Gardens Front & Rear
- Garage & Off Road Parking
- Freehold & EPC Rating B

£360,000

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



www.johnardern.com



8 Salisbury Avenue, St Annes

GROUND FLOOR

Open canopied entrance

HALLWAY

5.92m x 1.04m (19'5 x 3'5)

Approached through an outer door with inset obscure double glazed panels. Fitted mat well. Corniced ceiling. Single panel radiator. Laminate wood effect floor. Staircase leads off to the first floor with side handrail. Door leads off to the INTEGRAL GARAGE.

LOUNGE

5.66m into bay x 3.81m (18'7 into bay x 12'6)

Approached through double opening glazed doors from the Hallway. Well presented principal reception room. UPVC double glazed walk in square bay window overlooks the front garden. Two side opening lights. Double panel radiator below. Additional double glazed window to the side elevation. Television aerial sockets. Corniced ceiling. Two wall light points. Telephone point.



OPEN PLAN DINING KITCHEN

6.65m x 3.10m (21'10 x 10'2)

Superb FAMILY open plan dining kitchen. To the kitchen area is a UPVC double glazed window overlooking the rear garden. Two side opening lights. Good range of eye and low level fixture cupboards and drawers. One and a half bowl single drainer sink unit with centre mixer tap. Set in laminate working surfaces with ceramic splash back tiling. Matching peninsula breakfast bar. Built in appliances comprise: Four ring Neff gas hob in a chrome surround with chrome splash back. Illuminated extractor canopy above. Neff electric double oven and grill. Integrated fridge/freezer and dishwasher, both with matching cupboard fronts. Number of inset ceiling spot lights. Vent-Axia ceiling extractor fan. Door leads off to the Utility Room.

To the Dining Area are double opening double glazed UPVC French doors, overlooking and giving direct access to the rear garden. Fitted integral blinds. Matching full length double glazed panels to either side. Double panel radiator.



UTILITY ROOM

2.69m x 1.55m (8'10 x 5'1)

Very useful separate Utility Room. UPVC double glazed window to the side elevation with side opening

light. UPVC outer door gives rear garden access, with inset obscure double glazed panel. Matching range of fitted cupboards. Laminate working surface with splash back tiling. Plumbing for washing machine below. Space for a tumble dryer. Single panel radiator. Door leads to the Cloaks/WC.

CLOAKS/WC

1.55m x 1.30m (5'1 x 4'3)

Spacious ground floor WC. Obscure double glazed window with top opening light. Two piece modern white suite comprises: Ideal Standard pedestal wash hand basin with splash back tiling. Low level WC. Single panel radiator. Inset ceiling spot lights. Door leads to a useful understairs cloaks/store cupboard.



FIRST FLOOR LANDING

4.65m x 2.01m minimum (15'3 x 6'7 minimum)

Very spacious central landing approached from the previously described staircase. UPVC obscure double glazed window to the side elevation provides excellent natural light to the stairs and landing areas. Corniced ceiling. Access to loft space. Built in airing cupboard houses a Heatrae Sadia hot water cylinder. Linen storage space above.

MASTER BEDROOM SUITE

3.89m x 3.68m (12'9 x 12'1)

UPVC double glazed window overlooks the front aspect. Two side opening lights. Corniced ceiling. Wall mounted central heating control. Television aerial point. Door leads to the En Suite.



EN SUITE SHOWER/WC

2.87m into shower x 1.27m (9'5 into shower x 4'2)

Double glazed obscure opening outer window. Three piece modern white suite comprises: Wide step in tiled shower cubicle with a plumbed shower and sliding glazed door. Ideal Standard vanity wash hand basin with cupboard below, centre mixer tap and illuminated wall mirror above. Splash back tiling. Wall mounted shaving socket. Low level WC completes the suite. Chrome heated ladder towel rail. Inset ceiling spot lights and a Vent-Axia extractor fan.

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BEDROOM TWO

3.12m x 2.87m (10'3 x 9'5)

Second delightfully appointed double bedroom. UPVC double glazed window overlooks the rear elevation. Two side opening lights. Single panel radiator.



BATHROOM/WC

2.34m x 2.03m (7'8 x 6'8)

Modern white three piece family bathroom suite. Panelled bath with centre mixer tap and over bath shower with pivoting glazed screen. Ideal Standard vanity wash hand basin with cupboard below and illuminated wall mirror over. Wall mounted shaving socket. Low level WC. Chrome heated ladder towel rail. Part tiled walls. Inset ceiling spot lights. Vent-Axia extractor fan. UPVC obscure double glazed window with side opening light.



BEDROOM THREE

3.56m x 2.67m (11'8 x 8'9)

Third well proportioned double bedroom. Double glazed window overlooks the front elevation, with views along Salisbury Avenue. Two side opening lights. Single panel radiator.



OUTSIDE

To the front of the property is an open plan lawned garden with flower beds and an adjoining block paved driveway providing off road parking for two cars and leading directly to the garage. Timber gate gives direct access to the rear garden.

To the immediate rear is a good sized enclosed family garden. A raised timber decked patio adjoins the rear of the house with lawned garden beyond and inset stepping stones. Raised well stocked timber planters surround the garden. Outside tap. All weather power point. Stone chipped pathways down either side of the property with inset stone flagged stepping stones.



INTEGRAL GARAGE

6.20m x 3.00m (20'4 x 9'10)

Approached through an electric up and over door. Power and light supplies connected. Wall mounted Potterton gas central heating boiler. Internal door leads to the Hallway.

CENTRAL HEATING

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



BEDROOM FOUR

3.53m x 2.26m (11'7 x 7'5)

Fourth well presented good sized bedroom. UPVC double glazed window to the front elevation. Side opening light. Panel radiator.

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DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

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 E

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £360 per annum is currently levied.

LOCATION

This superbly appointed four bedroomed, two bathroomed detached family house, known as 'The Grosvenor' was built in 2019 by Kensington Developments Ltd and is situated on this very popular new development known as Richmond Point. The property is conveniently placed for both St Annes and Lytham town centres with their comprehensive shopping facilities, amenities and transport links. Richmond Point is also within a few minutes driving distance to the M55 motorway. Internal viewing essential.

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 April 2022



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		84
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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