



ESTATE AGENTS • VALUER • AUCTIONEERS



6 Hungerford Road, St. Annes

- Spacious Semi Detached Family House
- In a Popular Residential Location Close to the Beach
- Two Reception Rooms with Bay Windows
- Dining Kitchen, Utility Room & Cloaks/WC
- Four Good Sized Bedrooms
- Family Bathroom/WC
- Walled Gardens to the Front & Rear
- Large Garage with Rear Games/Play Room
- Viewing Essential
- Leasehold, Council Tax Band E & EPC Rating C

£437,500

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



www.johnardern.com

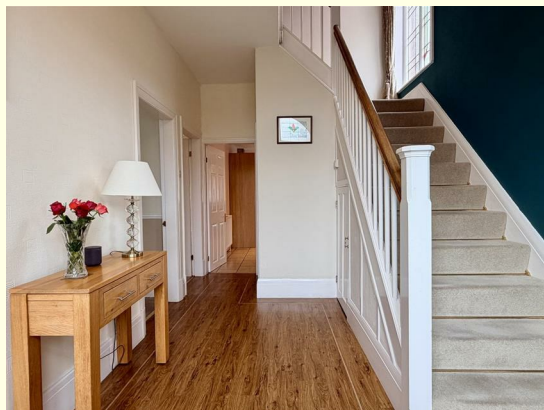


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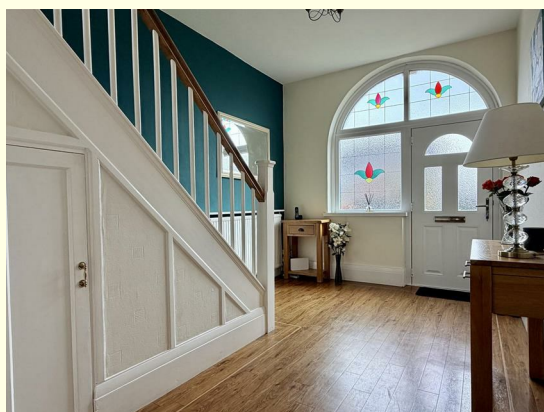
GROUND FLOOR

HALLWAY

17' x 9'1



Wide entrance Hall approached through a composite outer door with inset obscure double glazed panels. Feature arched UPVC stained glass and leaded glazed panel above and to the side provides excellent natural light to the Hall and stairs. Double panel radiator with a display shelf above. Telephone/internet point. Karndean wood effect flooring. Wall mounted room thermostat. Turned staircase leads off to the first floor with a spindled balustrade. Understair store cupboard housing the gas and electric meters, together with the circuit breaker fuse box. White panelled doors leading off.



CLOAKS/WC

5'5 x 2'9



UPVC obscure double glazed opening window to the side elevation. Two piece white suite comprises: Low level WC. Corner compact wash hand basin with a mixer tap and splash back tiling. Overhead ceiling spot light.

LOUNGE

15'3 into bay x 12'10



Well proportioned principal reception room. UPVC double glazed bay window overlooks the front garden with two top opening lights and fitted window blinds. Curved single panel radiator below. Corniced ceiling and dado rails. Television aerial point. Focal point is a fireplace with a white display surround, raised marble effect hearth and inset supporting a gas coal effect living flame fire.

SITTING/DINING ROOM

14'5 into bay x 12'10



Second good sized family reception room. UPVC double glazed bay window enjoys an outlook over the rear garden. Two side and two top opening lights. Curved single panel radiator below. Overhead light and two wall lights. Television aerial point. Feature arched tiled fireplace with a matching raised hearth supporting a gas coal effect living flame fire.

DINING KITCHEN

17'10 x 9'



Spacious family Kitchen. Two UPVC double glazed windows to the side elevation with opening lights and fitted roller blinds. Good range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap set in laminate working surfaces with splash back tiling. Built in appliances comprise: AEG four ring electric induction hob. Brushed chrome splash back and an illuminated stainless steel extractor hood above. Hotpoint electric double oven and grill. Integrated fridge/freezer and slimline dishwasher, both with matching cupboard fronts. Double panel radiator. Inset ceiling spot lights. Aerial point and power socket for a wall mounted TV. Karndean tiled effect flooring. Glazed door leading to the Utility.



UTILITY ROOM

9'7 x 7'1



Useful separate Utility Room. UPVC double glazed window overlooks the rear garden with a side opening light and fitted window blinds. UPVC double glazed double opening French doors give direct access to the rear garden. Matching fitted work top with space and plumbing for a washing machine below. Fitted eye level cupboard and adjoining double doors reveal a full length store cupboard with shelving and housing the wall mounted Baxi gas central heating boiler installed in February 2025. Single panel radiator. Ceramic tiled floor. Overhead light and loft access point.

FIRST FLOOR LANDING



Approached from the previously described staircase with a matching

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spindled balustrade. Feature original stained glass leaded picture window to the side elevation. Picture rails. Access to the part boarded loft space with a light, via a pull down aluminium ladder. White panelled doors leading off.

BEDROOM ONE

15'2 into bay x 11'6



Principal fitted double bedroom. UPVC double glazed window overlooks the front of the property with two side opening lights. Upper stained glass leaded lights with two openings. Curved single panel radiator below. Good range of fitted furniture comprises: Two double and two single wardrobes. Matching bedside drawer units with overbed storage and two reading lights. Two display dressing tables with drawers below and corner display shelving.

BEDROOM TWO

14'8 into bay x 13'



Second large double bedroom. UPVC double glazed bay window overlooks the rear of the property. Two side and two top opening lights. Curved single panel radiator. Television aerial point.

BEDROOM THREE

9' x 8'9



UPVC double glazed window overlooks the front of the property with a side and upper opening light. Stained glass upper lights. Picture rails. Single panel radiator.

BEDROOM FOUR

9' x 8'2



Fourth larger than average bedroom. UPVC double glazed window to the rear aspect with a side opening light. Picture rails. Single panel radiator. Telephone point.

BATHROOM/WC

9'1 x 5'10



Good sized family bathroom comprising a three piece white suite. Two UPVC obscure double glazed opening windows to the side elevation. Fitted roller blinds. Tiled panelled bath with a centre mixer tap. Overbath plumbed shower with a glazed screen and glass display shelf. Vanity wash hand basin with a centre mixer tap, display surround, cupboards and drawers below. Wall mirror above with canopied lighting and shaving point. Roca low level WC completes the suite. Ceramic tiled walls. Panelled ceiling with inset ceiling spot lights. Single panel radiator.

OUTSIDE



To the front of the property is a well kept walled garden which has been laid to lawn with a front shrub border and surrounded by flower beds. With double opening gates and a block paved driveway providing good off road parking and leading down the side of the house to the Garage. Outside tap. Timber gate leads to the rear garden.

To the immediate rear is a good sized walled family garden with a west facing aspect. Stone flagged sun terraced and adjoining lawn with rear flower beds. External lighting.



GARDEN GAMES/PLAYROOM

15'3 x 14'3



To the rear of the Garage is a very useful Garden Room which could lend itself to a variety of uses to suit including a games room, office, hobby room, workshop etc. Approached through a side UPVC personal door. UPVC double glazed window to the side elevation providing natural light. Two overhead strip lights. Power points. Inner door leading to the Garage.

GARAGE

15'10 x 11'2

Brick Garage approached through a front electric roller door. UPVC obscure glazed window to the side. Power and light connected.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Baxi gas central heating boiler (installed February 2025) in the Utility Room serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with the exception of the feature original stained glass window to the Landing.

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TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £8. Council Tax Band E

LOCATION

This spacious and very well appointed four bedroomed semi detached family property enjoys a highly sought after residential location within close walking distance of the beach and Fairhaven Lake with its many leisure and sporting attractions along with AKS primary and senior schools. Bus services run along Clifton Drive to both Lytham and St Annes town centres with their comprehensive shopping facilities, restaurants and bars. Royal Lytham Golf Course is also within easy reach, together with a number of other primary schools and Lytham St Annes High School. An early inspection is strongly recommended to appreciate the family accommodation this property has to offer including a large Garage with rear Games/Play Room.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

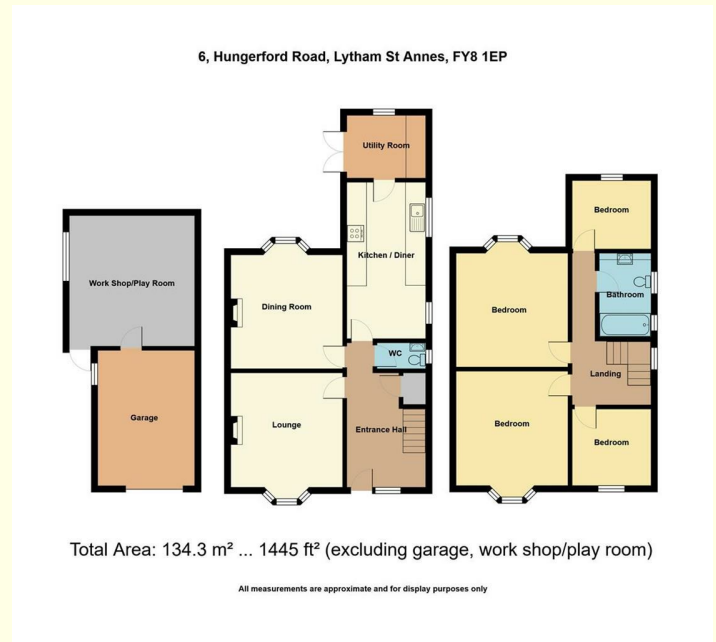
All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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.

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 March 2026



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



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