JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS











8 The Dell, Wrea Green

- Spacious Detached Family House
- In the Heart of Wrea Green Village
- In Need of Modernisation, Standing on a Large Plot
- Three Reception Rooms plus a Spacious Conservatory
- Large Family Dining Kitchen with Utility & Cloakroom/WC
- Three Double Bedrooms, Additional Dressing Room/Bedroom Four & Bathroom/WC
- Gardens to the Front & Rear
- Double Garage with Ample Off Road Parking
- No Onward Chain
- Freehold, Council Tax Band F & EPC Rating D

£424,950

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

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OVERVIEW
An excellent opportunity to acquire a substantial detached family home set within the highly desirable village of Wrea Green. Nestled at the head of a peaceful cul-de-sac, the property stands on a generous plot with gardens to both the front and rear. Whilst requiring modernisation, it offers outstanding potential to create a truly beautiful home.

GROUND FLOOR

ENTRANCE PORCH
5'1 x 3'10
UPVC double glazed outer door. Matching full-length double-glazed panels to the side. Quarry tiled floor.

HALLWAY
13'4 x 7'7




A spacious central hallway with turned staircase and useful understairs storage.

CLOAKROOM
5' x 3'4
Display shelf. Side hanging cloaks space. Double doors reveal a fitted cupboard with shelving and housing the gas and electric meters.

CLOAKS/WC
5'4 x 3'6



Two-piece white suite comprising low level WC. Armitage wash hand basin.

LOUNGE
24'4 x 11'9



An exceptionally spacious principal reception room with sliding patio doors opening directly onto the rear garden. A feature fireplace provides a focal point, complemented by corniced ceilings and twin radiators.

STUDY/FAMILY SNUG
10'6 x 9'10



A flexible space ideal as a home office or second sitting room, overlooking the rear garden.

DINING ROOM
13'4 x 9'8 plus reveal




Approached from the hall and enjoying garden views, this versatile room links seamlessly to the dining kitchen through both a doorway and serving hatch.

DINING KITCHEN
22'5 x 14'2 max



(max L shaped measurements) Open-plan family kitchen with defined dining area with a range of fitted cupboards, integrated appliances, and ample space for family dining. French doors open into the conservatory.




UTILITY
11'9 x 6'

Eye and low level cupboards and drawers. Matching laminate working surfaces. Plumbing for a washing machine. Space for an additional fridge/freezer. Floor mounted Baxi gas central heating boiler. Access to some loft space.

CONSERVATORY
14'5 x 13'10




Flooded with natural light, the conservatory opens onto the garden, creating an inviting spot for year-round enjoyment.

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FIRST FLOOR LANDING



Loft access. Corniced ceiling. Built in airing cupboard with pine shelving and housing a hot water cylinder.

BEDROOM ONE

14'8 plus wardrobes & dormer x 11'9





A large double with fitted wardrobes, dual aspect windows, and eaves storage

BEDROOM TWO

11'6 x 9'



(some restricted head height) A comfortable double with fitted wardrobes and storage.

BEDROOM THREE

9'5 x 8'10 plus dormer



A light and airy room with dual windows and eaves storage.

DRESSING ROOM/BEDROOM FOUR

11'4 x 7'1





Currently fitted as a dressing room with wardrobes, dressing table, and storage, but easily adaptable as a fourth bedroom.

BATHROOM/WC

11'2 x 9'10 max





(max L shaped measurements) A generously proportioned four-piece suite comprising bath, separate shower, vanity basin, and WC.

OUTSIDE



The property is set behind a wide driveway providing parking for several vehicles and leading to a double garage with both vehicle access and a single door located to the side of the building. Lawned gardens with mature borders lie to the front, while the rear offers a private and enclosed garden—currently requiring landscaping but brimming with potential.





PARKING & DOUBLE GARAGE

A wide driveway providing parking for several vehicles and leading to a double garage with doors that require replacement

CENTRAL HEATING

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

DOUBLE GLAZING

The majority of windows are UPVC DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

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

LOCATION

Wrea Green is widely regarded as one of Lancashire's most picturesque villages, offering a peaceful semi-rural lifestyle. At its heart lies a traditional village green, one of the largest in the county, complete with a cricket square and duck pond, all set within charming surroundings that have earned the village multiple Best Kept Village awards.

Local amenities include a village store, a highly regarded primary school, a welcoming public house, and a selection of cafés and restaurants. The neighbouring town of Kirkham provides further conveniences, including the prestigious Kirkham Grammar School.

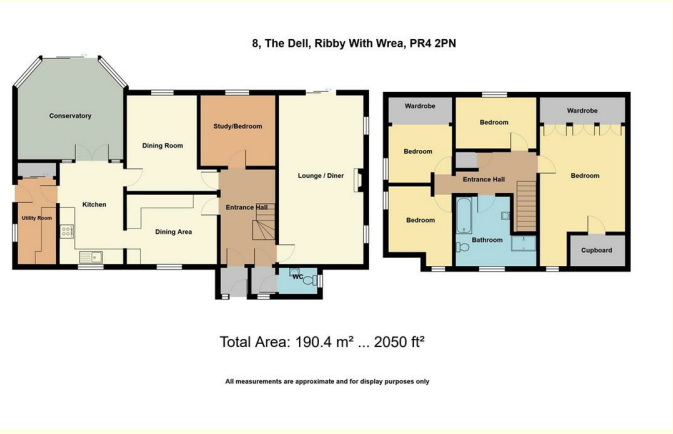
Wrea Green is ideally situated just 10 minutes from Lytham St Annes and 15 minutes from Preston, making it perfect for commuters. Excellent transport links are available via the M55 motorway at the nearby Clifton junction, offering easy access to the wider North West region.

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VIEWING THE PROPERTY
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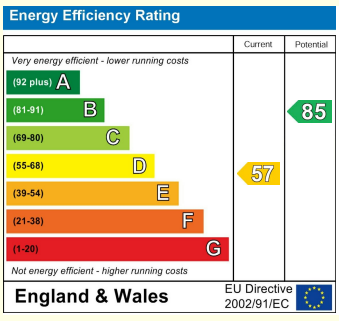
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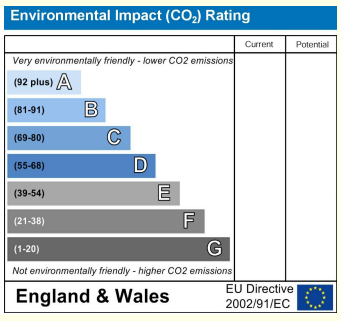
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