



ESTATE AGENTS • VALUER • AUCTIONEERS



## 85 Alexandra Road, St Annes

- Mid Terraced House
- Overlooking Hope Street Park
- Ideal for FTB or Retirees Downsizing
- Lounge with Dining Area
- Kitchen
- Two Bedrooms & Bathroom/WC
- Large Rear Garden
- Gas CH & Double Glazing
- No Onward Chain
- Freehold & EPC Rating C

**£169,950**

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



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





## 85 Alexandra Road, St Annes

### GROUND FLOOR

#### HALLWAY

**3.20m x 1.75m (10'6 x 5'9)**

Approached through a UPVC outer door with an inset obscure double glazed panel. Matching obscure double glazed window to the side provides excellent natural light to the hall and stairs. Single panel radiator. Turned staircase with white balustrade leads to the first floor. Understair store/meter cupboard.

#### LOUNGE WITH DINING AREA

**6.63m into bay x 3.28m (21'9 into bay x 10'9)**

Spacious through reception room. Walk in UPVC double glazed bay window enjoys the views of Hope Street Park to the front elevation. Two top opening lights. Television aerial points to both the Lounge and Dining Area, together with telephone points. Corniced ceiling. Single panel radiator. UPVC double glazed window overlooks the large rear garden.



#### KITCHEN

**2.46m x 2.46m max (8'1 x 8'1 max)**

(max L shaped measurements into recess) Double glazed window with top opening light overlooks the rear aspect. Additional obscure double glazed window to the recess. Eye

and low level fixture cupboards and drawers. Stainless steel single drainer sink unit with centre mixer tap. Set in laminate roll edged work surfaces with splash back tiling. Freestanding brand new Beko electric cooker with a four ring ceramic hob, oven and grill below. Zanussi illuminated extractor canopy above. Plumbing for washing machine. Space for a fridge/freezer to the recess. UPVC outer door with an inset obscure double glazed panel gives direct rear garden access.



### FIRST FLOOR LANDING

Approached from the previously described staircase. Access to loft space.

#### BEDROOM ONE

**5.26m x 3.25m max (17'3 x 10'8 max)**

(max L shaped measurements) Spacious principal bedroom. UPVC double glazed window enjoys the delightful park view to the front elevation. Top opening light. Second double glazed window with a side opening light. Television aerial point. Telephone point. Single panel radiator. Overhead light/ceiling fan.



# 85 Alexandra Road, St Annes



## BEDROOM TWO

2.84m x 2.36m (9'4 x 7'9)

Double glazed window overlooks the large rear garden. Side and top opening lights. Single panel radiator.



## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a new Baxi combi boiler 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 and is free from any chief rent or other encumbrances. Council Tax Band B

## LOCATION

This mid terraced two bedroomed house with large rear garden is situated in a popular area of St Annes enjoying views of Hope Street Park and being within walking distance to a convenience store/post office with ATM on Singleton Avenue. A number of local shops are also nearby on St Albans Road. St Annes square is also within close proximity offering more comprehensive shopping facilities and town centre amenities. There are also a number of primary schools nearby together with Lytham St Annes High School. Viewing recommended. NO ONWARD CHAIN.

## BATHROOM/WC

2.26m x 1.68m (7'5 x 5'6)

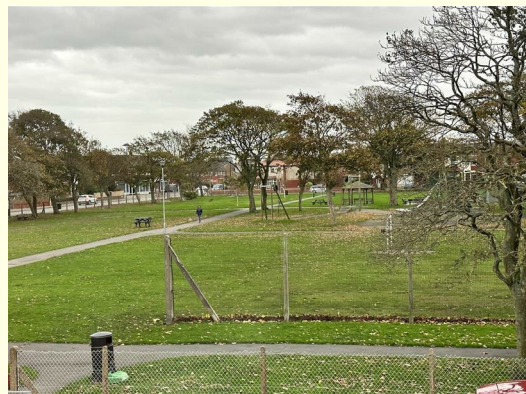
Obscure double glazed window with top opening light. Three piece white suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Pedestal wash hand basin. Low level WC completes the suite. Part tiled walls. Single panel radiator. Display shelf and wall mirror above. Built in cupboard houses a new combi gas central heating boiler.



## OUTSIDE

To the front of the property is a small walled garden laid for ease of maintenance and having side flower beds and inset shrubs. A pathway leads to the front entrance.

To the immediate rear is large family garden, laid to lawn with a stone flagged patio area. Garden tap and outside lighting. A rear timber gate gives direct access to the rear service road.





# 85 Alexandra Road, St Annes

## VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

## INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & 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)

## THE GUILD

John Ardern & 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](http://www.guildproperty.co.uk).

## PROPERTY MISDESCRIPTION ACT

John Ardern & 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 November 2022



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

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

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

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	88

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	



John Ardern & 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.