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## 47 Orchard Road, St Annes

- Superbly Presented Semi Detached Period House
- Two Reception Rooms
- Stunning Open Plan Modern Dining Kitchen
- Utility Room, Cloaks/WC & Cellar
- Three 1st Floor Double Bedrooms
- Modern En Suite Bathroom/WC & Modern Family Bathroom/WC
- Two Further 2nd Floor Double Bedrooms & Modern Bathroom/WC
- Good Sized Enclosed Rear Garden with Hot Tub
- No Onward Chain
- Leasehold, Council Tax Band D & EPC Rating D

**£398,950**

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



**www.johnardern.com**

## 47 Orchard Road, St Annes

### GROUND FLOOR

#### ENTRANCE VESTIBULE

5'11 x 5'2

Approached through a modern composite outer door with inset obscure double glazed panels. Numbered obscure double glazed fanlight above, provides good natural light. Corniced ceiling and an ornate dado rail. Period decorative tiled floor. Inner stripped pine door with inset decorative glazed panels leading to the Hallway. Additional glazed panels to the side and above.

#### HALLWAY

23'2 x 5'2



Spacious entrance Hall. Turned staircase leads off to the first floor with a spindled balustrade. High level period ceiling with cornicing, decorative arch and picture rails being retained. Two double panel radiators. Wood effect flooring. Door to the under stair area conceals the staircase leading down to the Cellar. Stripped panel doors leading to the Lounge and Sitting Room.

#### LOUNGE

17'6 into bay x 13'2



Superbly presented principal reception room. Walk in square bay window overlooks the front garden. UPVC double glazed sash windows with upper stained glass leaded panels. Period style

radiator below. Corniced ceiling and picture rails. Television aerial point. Focal point of the room is a period fireplace with an ornate white display surround. Decorative tiled hearth supporting a Sirocco stove.

#### SITTING/DINING ROOM

12'8 x 12'5



Second spacious reception room, currently furnished as a Dining Room. Would also make a delightful family living area leading to the adjoining open plan Dining Kitchen. UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Attractive wood effect flooring. Corniced ceiling and picture rails. Television aerial point. Again the focal point is a fireplace with display plinth and raised hearth supporting a gas coal effect fire. Square arch leading to the Dining Kitchen.

#### OPEN PLAN DINING KITCHEN

24'7 x 12'5



Stunning entertaining family Dining Kitchen.

#### DINING AREA

Nicely decorated Dining area. UPVC double glazed sash window to the side elevation with fitted window blinds. Matching wood effect flooring. Double panel radiator. Wall mounted central heating programmer control. Composite outer door with inset obscure double glazed panels leads directly to the rear garden. Fitted mat well.

## KITCHEN



To the Kitchen area further double glazed sash windows to the side with fitted window blinds. Excellent range of fitted eye and low level cupboards and drawers. Incorporating illuminated glazed display units and Wicker basket drawers. One and a half bowl single drainer ceramic sink unit with a centre mixer tap. Set in roll edged work surfaces with splash back tiling. Freestanding kitchen appliances comprise: Baumatic cooking range with seven gas ring burners. Electric double oven and grill below. Brushed chrome splash back and an illuminated extractor canopy above. Hotpoint American style fridge/freezer. Integrated Hotpoint dishwasher with a matching cupboard front. Double panel radiator. Limestone tiled floor. Door leading to the Utility.

## UTILITY ROOM

7'3 x 4'3



Useful separate Utility with a matching Limestone tiled floor. Plumbing for a washing machine and space for a tumble dryer. Fitted work top above and a low level cupboard. Wall mounted Worcester gas central heating combi boiler. Two inset ceiling spot lights. Door leading to the WC.

## CLOAKS/WC

7'3 x 4'3

Obscure double glazed sash window to the rear elevation. Fitted window blinds. Modern two piece white suite comprises: Pedestal wash hand basin with a centre mixer tap and splash back tiling. Low level WC. Two inset ceiling spot lights. Matching Limestone tiled floor.

## CELLAR

Approached via an open tread wooden staircase from the main Hallway. Cellar comprises two chambers. Chamber One 14'9 x 5'8 and Chamber Two 13' x 12'1. With light connected and housing the gas and electric meters. The Cellar provides excellent storage space.

## FIRST FLOOR LANDING

16'9 x 6'10

Split level landing approached from the previously described staircase with a matching spindled balustrade and handrail. Corniced ceiling. Continuing staircase leads off to the 2nd floor.

## BEDROOM SUITE ONE

17'6 into bay x 12'1



Impressive principal bedroom suite. Walk in square bay window overlooks the front aspect with double glazed sash windows. Upper stained glass leaded lights and fitted window blinds. Period style radiator below. Ornate corniced ceiling and picture rails. Feature of the room is a period fireplace with a display surround, raised coloured hearth and inset with a cast iron grate. Door leads to the En Suite.

## EN SUITE BATHROOM/WC

10'8 x 6'8



UPVC obscure double glazed sash window to the front elevation. Upper stained glass leaded light. Comprising a three piece white modern suite. Panelled bath with a centre mixer tap and splash back tiling. Glazed shower screen and a Mira Sport electric shower over the bath. Pedestal wash hand basin with splash back tiling and a centre mixer tap. Low level WC. Limestone tiled

# 47 Orchard Road, St Annes



floor. Contemporary wall mounted radiator. Corniced ceiling and picture rails. Inset ceiling spot lights and extractor fan.

## BEDROOM TWO

13'2 x 12'9



Second tastefully presented double bedroom. Double glazed sash window to the rear elevation. Single panel radiator. Period fireplace has been retained with a painted cast iron surround and decorative tiled hearth.

## REAR LANDING

10'4 x 2'9

## BEDROOM THREE

13'8 x 12'5



Third spacious double bedroom. Double glazed sash window to the rear elevation. Single panel radiator. Period fireplace has been retained with a painted cast iron surround and decorative tiled hearth.

## BATHROOM/WC

9'9 x 9'2



Spacious family bathroom. UPVC obscure double glazed sash

window to the side elevation. Fitted window blinds. Comprising a four piece white modern suite. Tiled panelled bath with a centre mixer tap, hand held shower attachment and splash back tiling. Wide step in tiled shower cubicle with a sliding glazed door, plumbed overhead rainfall shower and an additional hand held shower attachment. Pedestal wash hand basin with a centre mixer tap and glass display shelf. Low level WC completes the suite. Contemporary wall mounted radiator. Inset ceiling spot lights and wall mounted extractor fan. Limestone tiled floor

## SECOND FLOOR LANDING

16'4 x 5'9



Spacious landing with study area with a Velux double glazed pivoting roof light providing good natural light. Wall light. Access to loft space. Stripped pine doors leading off.

## BEDROOM FOUR

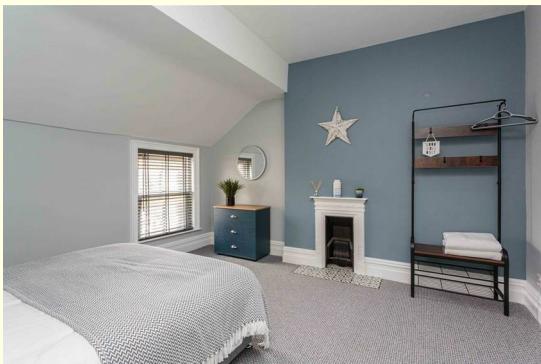
17'6 x 10'8



Fourth delightfully decorated double bedroom. UPVC Double glazed window to the front elevation with a central opening light and window blinds. Single panel radiator. Inset ceiling spot lights. Period fireplace has been retained and has a decorative tiled hearth.

## **BEDROOM FIVE**

13'2 x 12'4



Fifth superb double bedroom. UPVC Double glazed sash window to the rear elevation with fitted blinds. Single panel radiator. Inset ceiling spot lights. Again the focal point of the room is the period fireplace with a decorative tiled hearth.

## **BATHROOM/WC**

11'5 x 7'7



Third large Bathroom. UPVC obscure double glazed sash window to the front elevation with fitted blinds. Comprising a three piece white modern suite. Panelled bath with a centre mixer tap and splash back tiling. Glazed shower screen and a Mira electric shower over the bath. Pedestal wash hand basin with splash back tiling and a centre mixer tap. Low level WC. Limestone tiled floor. Contemporary wall mounted radiator. Inset ceiling spot lights.

## **OUTSIDE**

To the front of the property is a small attractive walled garden approached through a pedestrian gate with matching pathways leading to the front entrance and also down the side of the house with timber gate leading to the rear garden. There are curved well kept shrub borders to the front providing privacy.

To the immediate rear is a good sized enclosed family garden. With a spacious composite decked patio area adjoining the rear of the house with a timber framed pergola and covered Hot Tub. Rear lawn (we understand this is due to be re turfed) with inset trees and shrubs. Outside lighting. Garden tap.

## **CENTRAL HEATING (COMBI)**

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler in the Utility serving panel radiators and giving instantaneous domestic hot water.

## **DOUBLE GLAZING**

Where previously described the windows have been DOUBLE GLAZED with UPVC units.

## **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 D

## **INTERNET CONNECTION**

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

## **LOCATION**

This substantial period semi detached five bedrooomed family house must be inspected to fully appreciate the superbly presented accommodation this property offers, set over three floors. Orchard Road is conveniently situated within a short walk to the centre of St Annes Square with its comprehensive shopping facilities and town centre amenities. Transport services are available on Clifton Drive South, running to St. Annes, Lytham and Blackpool centres. St. Annes Beach and foreshore also lie within walking distance. There are a number of primary and senior schools within the area and Royal Lytham Golf Course is also nearby. No onward chain.

## **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

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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).

## Consumer Protection from Unfair Trading Regulation

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 January 2025



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	

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	



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