JOHN ARDERN
"The Family Estate Agent"
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ESTATE AGENTS • VALUER • AUCTIONEERS











61 Old Tarnbrick Way, Kirkham

- Spacious Modern Detached 'Balmoral Style' Family House
- On the Popular Brookwood Park Development
- Two Reception Rooms
- Fitted Dining Kitchen & Cloaks/WC
- Four Good Sized Double Bedrooms
- En Suite Shower Room/WC & Family Bathroom/WC
- Gardens to the Front & Rear
- Integral Garage with Rear Utility Area
- Viewing Strongly Recommended
- Freehold, Council Tax Band F & EPC Rating B

£425,000

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

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61 Old Tarnbrick Way, Kirkham

GROUND FLOOR

ENTRANCE HALLWAY
17'9 x 8'3



Tastefully presented and spacious central Hall. Approached through an outer door with inset obscure double glazed panels. A UPVC double glazed opening window to the front elevation provides good natural light to the Hall and Stairs. Fitted window blinds. Corniced ceiling. Laminate wood effect flooring. Single panel radiator. Wall mounted room thermostat. Staircase leads off to the first floor with a spindled balustrade. Useful under stair cloaks/store cupboard with a wall light. Panel doors leading off to all ground floor rooms. Internal door leading directly to the integral GARAGE with a rear Utility area.



CLOAKS/WC
6'3 x 3'2



UPVC obscure double glazed opening window to the front elevation with fitted blinds. Two piece white suite comprises: Sottini pedestal wash hand basin with a centre mixer tap. Low level WC. Single panel radiator. Overhead light and ceiling extractor fan. Part tiled walls. Matching laminate wood effect flooring.

LOUNGE
17'5 x 13'



Well proportioned principal reception room. UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Matching full length double glazed windows to either side of the doors. Matching wood effect flooring. Corniced ceiling and two overhead lights. Single panel radiator. Television aerial point. Focal point of the room is a modern fireplace with a display surround, matching raised hearth and inset supporting a gas coal effect fire.

FAMILY SNUG/DINING ROOM
12'5 x 10'7 plus reveal



Useful second reception room suitable for a variety of uses to suit a purchaser. UPVC double glazed window overlooking the front garden with two side opening lights. Single panel radiator. Corniced ceiling and overhead light. Television aerial point.

OPEN PLAN DINING KITCHEN
19'6 x 9'9



Spacious family Dining Kitchen. UPVC double glazed window overlooks the rear garden with two side opening lights and fitted window blinds. Excellent range of eye and low level fixture cupboards and drawers. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap set in wood effect laminate working surfaces with splash back tiling and concealed down lighting. Further low level kick space inset lighting. Built in appliances comprise: AEG five ring has hob with an illuminated stainless steel extractor canopy above. AEG electric double oven and grill. AEG microwave oven above. Integrated fridge/freezer and AEG dishwasher, both with matching cupboard fronts. To the Dining Area are UPVC double glazed double opening French doors giving direct rear garden access. Television aerial point. Double panel radiator. Inset ceiling spot lights and overhead light to the Dining Area. Matching laminate wood flooring throughout.







FIRST FLOOR LANDING
15'5 x 11'2



(max L shaped measurements) Wide central Landing area approached from the previously described staircase with a matching balustrade. UPVC double glazed window overlooks the front aspect with a lower opening light and widow blinds. Access to the loft space. Single panel radiator. Wall mounted central heating control panel. Double doors reveal a large built in airing cupboard housing the hot water cylinder.

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BEDROOM SUITE ONE
16'4 x 11'9



Principal double bedroom, again very tastefully decorated. Two double glazed windows overlook the rear elevation, both with two side opening lights. Two single panel radiators below. Television aerial point. Door leading to the En Suite.



EN SUITE SHOWER ROOM/WC
10'8 into shower x 3'9



UPVC obscure double glazed opening window to the side elevation with fitted blinds. Three piece modern white suite comprising: Full width step in shower cubicle with a sliding glazed door and plumbed shower. Sottini pedestal wash hand basin with a centre mixer tap and illuminated mirror above. Low level WC completes the suite. Heated ladder towel rail. Part tiled walls. Inset ceiling spot lights and extractor fan.

BEDROOM TWO
16'5 x 9'3 plus reveal





Second large double bedroom. Two UPVC double glazed windows to the rear elevation, both with two side opening lights and window blinds. Two single panel radiators. Telephone point.

BEDROOM THREE
12'4 x 11'3 plus reveal



Third double bedroom with a UPVC double glazed window overlooking the front aspects with views along Old Tarnbrick Way. Two side opening lights. Fitted window blinds. Single panel radiator. Television aerial point.

BEDROOM FOUR
13'3 x 10'8



Fourth good double bedroom. UPVC double glazed window also to the front elevation. Two side opening lights and window blinds. Single panel radiator.

BATHROOM/WC
10'5 x 7'4



Good sized principal family bathroom. UPVC obscure double glazed opening window to the side elevation with fitted blinds. Four piece white suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Tiled display sill. Wide step in shower cubicle with a sliding glazed door and plumbed shower. Sottini pedestal wash hand basin with a centre mixer tap and illuminated mirror above. Low level WC completes the suite. Heated ladder towel rail. Part tiled walls. Inset ceiling spot lights and extractor fan.

OUTSIDE





To the front of the property is an open plan lawned garden with a front shrub borders. An adjoining block paved driveway provides good off road parking and leads directly to the integral Garage and central covered entrance. A timber gate and stone flagged pathway leads down the side of the property. External gas and electric meters.

To the immediate rear is a good sized enclosed family garden which has been laid mainly to lawn with a stone flagged patio area. To the elevated rear corner of the garden is a raised timber decked patio. Side coloured slate chipped borders with inset conifers. External lighting and garden tap.

GARAGE & UTILITY AREA
19'9 x 10'5

Approached through an up and over door. Power and light connected. To the rear of the Garage is a useful Utility area with fitted low level cupboards and plumbing for a washing machine. Wall mounted Worcester gas central heating boiler. Internal door leading directly to the Hallway.

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CENTRAL HEATING
The property enjoys the benefit of gas fired central heating from a Worcester boiler in the Garage serving panel radiators and domestic hot water. The ground and first floor heating systems can be operated separately to suit.

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX
The site of the property is held Freehold. Council Tax Band F

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £185 per annum is currently levied.

LOCATION
This very tastefully presented and spacious four bedroomed detached family house known as 'The Balmoral' is situated on the popular Brookwood Park development constructed in 2018 by Story Homes. Brookwood Park is conveniently placed for both Wrea Green village and Kirkham town centre with its shopping facilities, amenities, primary and secondary schools, including Kirkham Grammar. The M55 motorway access is also within minutes driving distance. Internal viewing essential to appreciate the accommodation this property has to offer together with a good sized westerly facing garden to the rear.

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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

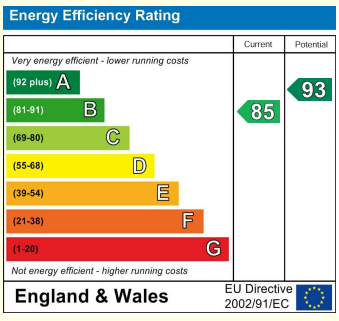
THE GUILD
John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have 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.

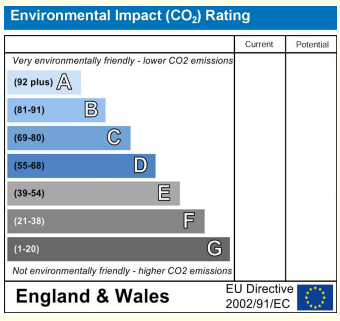
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