JOHN ARDERN

"The Family Estate Agent"

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Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

2a Rogerson Avenue, Kirkham

- Superbly Appointed Modern Detached Family House
- Standing on a Spacious Corner Plot
- Entrance Hallway & Cloaks/WC
- Well Proportioned Lounge
- Open Plan Fitted Dining Kitchen
- Three Bedrooms
- Modern En Suite Shower/WC & Bathroom/WC
- Lawned Gardens
- Garage, Driveway for Off Road Parking and Electric Car Charging Point
- Freehold, Council Tax Band C, EPC Rating B

£274,950

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

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GROUND FLOOR

HALLWAY
4.09m x 1.91m (13'5 x 6'3)
Central hall approached through a contemporary outer door with an inset double glazed leaded panel. Three inset ceiling spot lights. Panel radiator. Staircase leading off to the first floor with white spindled balustrade and hand rail. Useful under stairs cloaks/store cupboard. Wall mounted central heating programmer control. Double doors reveal an additional built in store room which has the wall mounted electric consumer unit. Matching white panelled doors leading off to the ground floor rooms.

CLOAKS/WC
1.91m x 0.94m (6'3 x 3'1)
Modern two piece white Tywfords suite comprises: Corner pedestal wash hand basin with a centre mixer tap and splash back tiling. Low level WC. Two inset ceiling spot lights and extractor fan. Single panel radiator.

LOUNGE
4.93m x 3.10m (16'2 x 10'2)
Tastefully presented reception room. UPVC double glazed window overlooks the front garden with top opening lights. Additional double glazed window to the side aspect also with opening lights and matching window blinds. Two single panel radiators and two overhead lights. Television aerial point.

OPEN PLAN DINING KITCHEN
4.93m x 3.35m (16'2 x 11')
Stunning family Dining Kitchen. To the Dining Area is a UPVC double glazed window overlooking the front garden with two top opening lights and window blinds. UPVC double glazed double opening French doors overlook and give direct access to the family side walled garden. Matching full length double glazed windows to either side of the doors provide further excellent natural light and have top opening lights. To the Kitchen area is a good range of eye and low level modern cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap set in laminate working surfaces with a matching splash back and concealed down lighting. Built in appliances comprise: Zanussi four ring electric hob. Illuminated stainless steel extractor fan above. Electrolux oven and grill. Integrated fridge/freezer, dishwasher and Zanussi washer/dryer, all with matching cupboard fronts. Wall mounted concealed Ideal Logic combi gas central heating boiler (fitted 2020). Six inset ceiling spot lights. UPVC double glazed window to the Kitchen area overlooking the walled garden with a top opening light and fitted blinds.

FIRST FLOOR LANDING
Central landing approached from the previously described staircase. UPVC double glazed opening window with window blinds. Access to the part boarded loft space via a pull down aluminium ladder. Single panel radiator. White panelled doors leading off.

BEDROOM SUITE ONE
3.89m x 3.61m plus wardrobes (12'9 x 11'10 plus wardrobes)
Principal double bedroom. UPVC double glazed window overlooks the front aspect with two top opening lights. Additional double glazed opening window to the side elevation, both with window blinds. Single panel radiator. Power point and aerial socket for a wall mounted TV. Wall mounted central heating programmer control. Fitted double wardrobe with sliding mirrored doors. Door leading to the En Suite.

EN SUITE SHOWER/WC
2.01m x 1.30m (6'7 x 4'3)
UPVC obscure double glazed opening window to the front elevation. Window blinds and tiled display sill. Three piece white suite comprises: Wide shower cubicle with folding glazed doors and a Mira Azora shower. Twyfords pedestal wash hand basin with a centre mixer tap. Wall mounted mirror fronted cabinet above. Wall mounted shaving point. Twyfords low level WC completes the suite. Double panel radiator. Part tiled walls. Three inset ceiling spot lights and extractor fan.

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BEDROOM TWO

3.20m x 3.12m into reveal plus wardrobes (10'6 x 10'3 into reveal plus wardrobes)

Second delightfully presented double bedroom. UPVC double glazed window overlooks the front aspect with views towards the small children's play park. Two side opening lights. Additional double glazed opening window to the side elevation, both with matching window blinds. Single panel radiator. Built in double wardrobe. Additional built in wardrobe/linen store cupboard with a hanging rail.

BEDROOM THREE

2.21m x 2.03m (7'3 x 6'8)

UPVC double glazed opening window to the side of the property with fitted blinds and enjoying views towards the communal central gardens. Decorative part panelled walls. Single panel radiator.

BATHROOM/WC

1.88m x 1.88m min (6'2 x 6'2 min)

Family bathroom comprising a three piece white suite. UPVC obscure double glazed opening window with blinds. Panelled bath with a centre mixer tap, over bath shower and folding glazed screen. Tiled display sill. Twyfords pedestal wash hand basin with a centre mixer tap. Twyfords low level WC completes the suite. Double panel radiator. Part tiled walls. Four inset ceiling spot lights and extractor fan.

OUTSIDE

The property stands on a good sized corner plot and to the front is a stone flagged pathway leading to the front central entrance with a wall mounted coach light. The garden has been laid to lawn and continues to the side of the property with wrought iron railings and established shrub borders. External gas and electric meters. To the side of the house is an asphalted driveway providing off road parking with an electric car charging point and leads directly to the Garage. Timber gate gives convenient private side garden access.

A good sized private walled garden lies to the side of the house with UPVC double glazed French doors leading directly to the Dining Kitchen. The garden has been laid to lawn and has a stone flagged patio area. External lighting and garden tap. To the rear of the property is a pathway and useful bin store area.

GARAGE

5.23m x 2.95m (17'2 x 9'8)

Good sized brick garage with a pitched roof. Approached through an up and over door. Power and light connected.

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CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from an Ideal Logic combi boiler (new in 2020) in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED

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

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

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of approx £195 per annum £ is currently levied. (Solicitor to confirm)

LOCATION
This very tastefully presented and well maintained three bedroomed detached family house was constructed in 2020 by Barratt Homes on the popular Spinnings development. The Spinnings 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 and Lytham centre is also a short drive away. Internal viewing recommended.

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

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2a, Rogerson Avenue, Kirkham, PR4 2ES

Total Area: 82.9 m² ... 892 ft²

All measurements are approximate and for display purposes only

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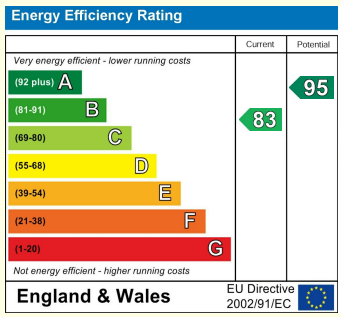

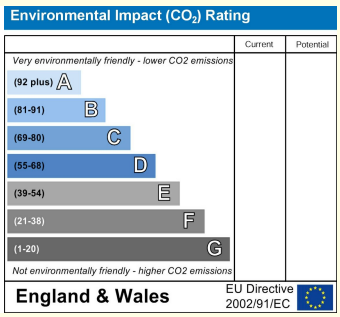

The Property Ombudsman

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