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205 Clifton Drive South, St Annes

- Superb Detached Dormer Bungalow
- Close to the Beach
- Three Reception Rooms
- Dining Kitchen, Utility & Boot Room
- Two Ground Floor Bedrooms & Bathroom/WC
- Two 1st Floor En Suite Bedrooms
- South Facing Sun Balcony
- In & Out Driveway for Off Road Parking
- No Onward Chain
- Freehold & EPC Rating D

Offers Over £650,000

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



www.johnardern.com



205 Clifton Drive South, St Annes

GROUND FLOOR

Open porch with outside light.

ENTRANCE VESTIBULE

5'11 x 4'1

Approached through a hardwood outer door with an inset leaded obscure double glazed panel. Double glazed leaded windows above and to either side of the door provide good natural light. Overhead light. Feature mosaic tiled floor. Inner glazed door with matching glazed windows to either side leads to:

ENTRANCE HALL

14'8 x 12'9 min



Spacious central hallway. Double panel radiator. Telephone point. Oak effect laminate flooring. Central turned staircase leads to the first floor with white spindled balustrade. Panelled doors lead off to the ground floor rooms.

LOUNGE

18'10 max x 17'11 max



Impressive principal reception room. UPVC leded double glazed walk in bay window overlooks the front SOUTH FACING private gardens. Two top opening lights. Focal point of the room is an original feature tiled fireplace. UPVC double glazed leded corner windows to either side of the chimney breast inglenook overlook the side garden. Television and satellite points. Double panel radiator. Telephone point. Archway leads to the adjoining Dining/Music Room.



DINING/MUSIC ROOM

10'11 x 9'11



Inner reception room which leads itself to a variety of uses. Double panel radiator. Double opening part glazed doors lead to the adjoining Garden Room.

GARDEN ROOM

11'6 x 8'9



Currently furnished as a Dining Room but would also make a delightful second sitting/garden room. UPVC double glazed windows overlook the side and rear aspect. Number of top opening lights. UPVC double opening double glazed leaded French doors overlook and give direct access to the raised and covered decked patio making the most of the evening sun. Double panel radiator. Oak effect laminate floor.

DINING KITCHEN

26' max x 10'10 max



Spacious family open plan dining kitchen. To the kitchen area is a UPVC double glazed leaded window to the side elevation with side opening light. Good range of fitted eye and low level fixture cupboards and drawers. One and a half bowl stainless steel sink unit set in quartz working surfaces with splash back tiling. Matching central island unit with further cupboards and drawers below and power point. Pendant light fittings above. Built in appliances comprise: Beko cooking range with seven gas ring burners, double electric oven and grill below. Illuminated extractor canopy above. Integrated dishwasher, fridge and freezer with matching cupboards fronts. Inset ceiling spot lights. Double and single panel radiators. Television aerial point. Ceramic tiled flooring. To the dining area are hardwood double glazed double opening French doors giving access to the rear of the property. Doors lead off to the Utility & Boot Room.



UTILITY ROOM

5'2 x 3'11

Useful separate Utility area. Obscure glazed window to the rear elevation. Laminate working surface with plumbing and space for a washing machine below. Space for a tumble dryer if required. Matching tiled floor. Wall light.

BOOT ROOM

7'3 x 4'3

Useful cloaks/boot room approached through a obscure glazed folding door from the Kitchen. UPVC double glazed leaded opening window to the side aspect. Inset ceiling spot lights. Oak effect laminate floor. Electric wall mounted heater.

BEDROOM THREE

13'11 max x 13'9 max



Good sized double bedroom leading off the central Hallway. UPVC double glazed leaded bay window overlooks the south facing front gardens. Two top opening lights. Two double panel radiators. Oak effect laminate floor.

205 Clifton Drive South, St Annes



BEDROOM FOUR

10'10 x 9'2



Fourth double bedroom also accessed from the Hallway. UPVC double glazed leaded window overlook the rear elevation. Two side opening lights. Single panel radiator. Oak effect laminate floor.

BATHROOM/WC

9' max x 8'9 max



Superb ground floor family bathroom. Two UPVC obscure double glazed windows to the side aspect with opening lights and display window sills. Modern four piece white suite comprises: Freestanding roll top bath with chrome taps. Step in shower cubicle with curved sliding glazed doors and a plumbed shower. Heritage pedestal wash hand basin with chrome taps. Wall mirrors above. Low level WC completes the suite. Inset ceiling spot lights. Part tiled walls and ceramic tiled floor. Heated chrome ladder towel rail.

FIRST FLOOR LANDING

Approached from the previously described staircase with white spindled balustrade. Access to loft. Panelled doors lead off to the first floor bedrooms. UPVC double glazed double opening French doors give access to the balcony.

BALCONY

9'1 x 5'7



Feature first floor balcony enjoying a sunny SOUTH FACING aspect with views over the front lawned gardens. Wrought iron balustrade and two external wall lights.

BEDROOM SUITE ONE

10'8 x 9'10



UPVC double glazed window to the side elevation with centre opening light. Single panel radiator. Door leads off to the En Suite. Square archway leads to the DRESSING AREA.

DRESSING ROOM

9' x 5'10



Velux double glazed pivoting roof light to the front elevation. Inset ceiling spot lights. Single panel radiator. Fitted kneehole dressing table with cupboards to either side. Adjoining open wardrobe and display shelving.

EN SUITE BATHROOM/WC

9'6 x 5'2



Velux double glazed pivoting roof light to the rear elevation. Three piece white bathroom suite comprises: Panelled bath with chrome mixer tap and splash back tiling. Pedestal wash hand basin with splash back tiling. Low level WC. Single panel radiator. Ceramic tiled floor.

BEDROOM SUITE TWO

15'7 x 10'7



(max L shaped measurements) Spacious double bedroom. Velux double

glazed pivoting roof light to the side elevation. To the dressing/study area is a UPVC double glazed leaded window overlooking the rear elevation. Centre opening light. Two single panel radiators. Inset ceiling spot lights. Aerial point and power socket for a wall mounted TV. Telephone point. Access door to the roof eaves with useful part boarded storage space with overhead light and housing a Baxi combi gas central heating boiler. Door leads off to the En Suite.

EN SUITE BATHROOM/WC

9'1 x 6'2



Velux double glazed pivoting roof light. Three piece white suite comprises: Wood panelled bath with twin chrome taps and splash back tiling. Heritage pedestal wash hand basin with splash back tiling. Low level WC completes the suite. Inset ceiling spot lights. Extractor fan. Single panel radiator. Porcelain tiled floor.

OUTSIDE



The property is approached through gates leading off both Clifton Drive South and Sandringham Road with a feature Indian stone paved 'In & Out' driveway providing excellent off road parking. (Note: Connections for electric gates if the future owners would like to install electric gates). Large front lawn with mature side conifer hedging providing privacy and enjoying a sunny south facing aspect. Side flower and shrub borders. Outside lighting and all weather power points. Useful bin store area and timber garden store with light and power connected.

To the side of the property is a feature raised timber decked patio with

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pergola and water feature. Enjoying the evening setting sun. Coloured slate pathways continue around to the rear of the property.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a 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. Council Tax Band G

NOTE

The carpets, curtains, blinds and light fittings are included in the asking price.

LOCATION

Stunning four bedroomed detached dormer bungalow in a most sought after residential location, moments away from St Annes Beach, Granny's Bay and Fairhaven Lake with its many leisure and sporting attractions. St Annes town centre is within easy reach with its comprehensive town centre amenities and train station. Lytham and Ansdell centres are also close by. There are a number of local schools within easy reach together along with a choice of Golf Courses. Viewing recommended to appreciate the deceptively spacious accommodation this property has to offer together with a large private south facing garden to the front with side sun terrace. No Onward Chain

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

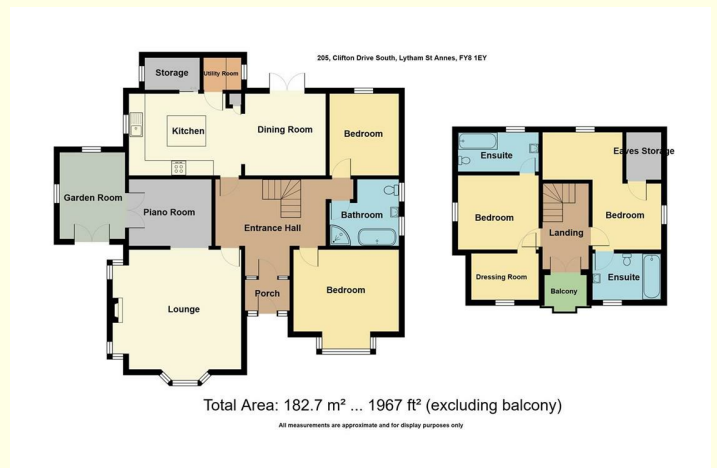
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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.

PROPERTY MISDESCRIPTION ACT

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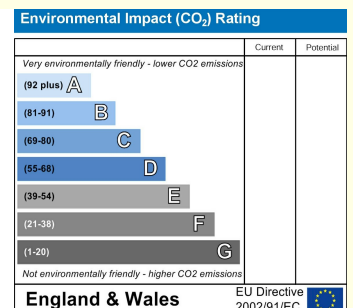
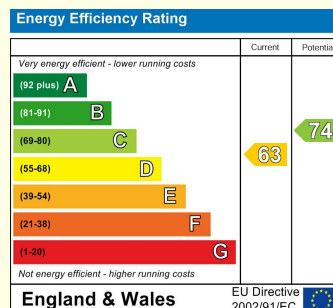
6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA



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