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25a Sycamore Drive, Wesham

- Superbly Presented Modern Semi Detached House
- Lounge & Modern Fitted Dining Kitchen
- Cloaks/WC
- Two 1st Floor Bedrooms & Bathroom/WC
- 2nd Floor Principal En Suite Double Bedroom
- Good Sized Rear Garden
- Good Off Road Parking & Electric Car Charging Point
- Gas Central Heating & Double Glazing
- Viewing Essential
- Leasehold, Council Tax Band C & EPC Rating C

£189,000

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



www.johnardern.com



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GROUND FLOOR

HALLWAY

Approached through an outer door with an inset obscure double glazed panel. Single panel radiator. Staircase leads to the first floor with a side white handrail. Wood effect laminate flooring. White panelled door leading to:

LOUNGE

4.29m x 3.15m (14'1" x 10'4")

Tastefully presented principal reception room. UPVC double glazed window overlooks the front garden with a side opening light and fitted window blinds. Matching wood effect laminate flooring. Double panel radiator. Inset ceiling spot lights. Aerial point for a wall mounted TV. Useful built in understair cloaks/store cupboard with an overhead light. Matching panel door leading to the Dining Kitchen.



DINING KITCHEN

4.11m x 3.66m max (13'6" x 12' max)

UPVC double glazed window overlooks the rear garden with a side opening light and fitted roller blind. Good range of modern eye and low level fixture cupboards and drawers. Stainless steel single drainer circular sink unit with a centre mixer tap. Set in work surfaces with contrasting splash back tiling. Built in appliances comprise: Electrolux four ring gas hob in a brushed chrome surround. Illuminated extractor canopy above. Electrolux electric oven and grill below. Integrated Beko washer/dryer (installed 2023) and an Electrolux integrated dishwasher, both with matching cupboard fronts. Freestanding Samsung fridge/freezer available by separate negotiation. Wall mounted concealed Potterton Promax gas central heating boiler with a Nest wall mounted programmer control. Inset ceiling LED spot lights. Double panel radiator. Matching wood laminate flooring. UPVC double glazed double opening French doors overlook and give direct rear garden access. Door leading to the Cloaks/WC.



CLOAKS/WC

1.75m x 0.79m (5'9" x 2'7")

UPVC obscure double glazed opening window to the side elevation. Tiled display sill. Two piece white suite comprises: Pedestal wash hand basin with mosaic style splash back tiling and a centre mixer tap. Low level WC. Single panel radiator. Overhead light. Matching laminate wood flooring.



FIRST FLOOR LANDING

Approached from the previously described staircase. UPVC double glazed opening window to the side elevation provides good natural light to the stairs and landing areas. Fitted roller blind. Single panel radiator. White panelled doors lead off.

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BEDROOM TWO

4.14m x 2.57m max (13'7 x 8'5 max)

Nicely presented double bedroom. UPVC double glazed window overlooks the rear elevation with a side opening light and roller blind. Single panel radiator. Built in airing cupboard houses a Santon Premier Plus hot water cylinder with linen storage space above.



BEDROOM THREE

2.77m x 2.13m (9'1 x 7')

Third bedroom currently used as a home office. UPVC double glazed window overlooks the front aspect with a side opening light and fitted window blinds. Telephone point. Single panel radiator.



BATHROOM/WC

2.16m x 1.91m (7'1 x 6'3)

Modern three piece white bathroom suite. Panelled bath with a centre mixer tap, over bath thermostatic shower, a pivoting glazed screen and part tiled walls. Pedestal wash hand basin with matching mosaic style splash back tiling. Low level WC. Single panel radiator. Inset ceiling LED spot lights and a Vent-Axia extractor fan. Ceramic tiled floor.



SECOND FLOOR

With a separate 1st floor private landing area having a UPVC double glazed opening window overlooking the front elevation, with fitted window blinds. Single panel radiator. Staircase leading to the 2nd floor with side hand rail.

BEDROOM ONE

4.37m plus dormer x 4.11m (14'4 plus dormer x 13'6)

A superb 2nd floor principal bedroom suite. Approached from the previously described staircase with white spindled balustrade. UPVC double glazed opening window to the side elevation with integral fitted window blind. Built in double wardrobe with sliding doors. Additional UPVC double glazed dormer window overlooks the front elevation with side opening light and matching integral window blinds. Single panel radiator. Access to the part boarded loft space with light. Door leading to the En Suite.



EN SUITE SHOWER/WC

2.16m x 1.83m (7'1 x 6')

Modern three piece white suite. Keylite double glazed pivoting roof light. Step in corner tiled shower cubicle with a folding glazed door and plumbed shower. Pedestal wash hand basin with centre mixer tap and matching mosaic splash back tiling. Glass display shelf above. Side fitted bathroom store cupboard with shelving. Low level WC completes the suite. Inset ceiling spot lights and a Vent-Axia extractor fan. Ceramic tiled floor. Chrome heated ladder towel rail.



OUTSIDE

To the front of the property is a small lawned garden with mature shrub border. A stone flagged pathway leads to the front covered entrance with external wall mounted coach light. An asphalt driveway leads

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down the side of the property providing good off road parking and has an electric car charging point and small wall mounted cupboard for useful cable storage. External gas and electric meters. A communal (serving just 3 properties) pathway with timber gate leads to a side pathway used for rear garden access. Private timber gate leads to this property's rear garden.

To the immediate rear is a superb enclosed garden with a stone flagged patio adjoining the rear of the house with matching pathways. Additional timber decked patio area. Corner shrub border to the side. Lawned garden beyond with a timber shed with double opening doors. Garden tap and all weather power points.



CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Potterton boiler in the Kitchen serving panel radiators and domestic hot water.

DOUBLE GLAZING

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

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 250 years subject to an annual ground rent of £250. Council Tax Band C

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £222.78 per annum is currently levied.

SECURITY

The property has a security alarm fitted.

LOCATION

A superbly presented semi detached three bedroomed property with well planned accommodation set over three floors, was constructed in 2013 by Miller Homes on the popular development known as Willow Fields set in the heart of Wesham. Local shops are available within walking distance, along with the Kirkham & Wesham train station. Conveniently placed for easy access to Kirkham town centre with a number of primary and secondary schools nearby. The M55 motorway access is also very close by, with its link to the M6 motorway. Lytham and St Annes town centres are also within an easy 10 minute drive. Viewing essential.

INTERNET CONNECTION/MOBILE PHONE SIGNAL

The current vendor has FTTC broadband and mobile phones with EE and reports a good signal throughout the property.

Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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

Consumer Protection from Unfair Trading Regulation

John Arden & 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 February 2024

25a, Sycamore Drive, Medlar With Wesham, PR4 3FG



Total Area: 90.4 m² ... 973 ft²

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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