



ESTATE AGENTS • VALUER • AUCTIONEERS



28 Old Tarnbrick Way, Kirkham

- Modern Double Fronted Detached House
- Spacious Lounge
- Open Plan Dining Kitchen
- Utility & Cloaks/WC
- Three Double Bedrooms
- En Suite Shower/WV
- Bathroom/WC
- Garage & Off Road Parking
- Good Gardens to Front, Side & Rear
- Freehold & EPC Rating B

Offers Over £290,000

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



www.johnardern.com



28 Old Tarnbrick Way, Kirkham

GROUND FLOOR

Canopied entrance with wall mounted coach light.

ENTRANCE HALLWAY

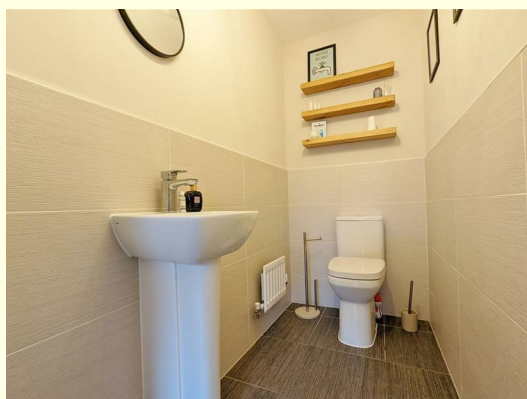
Central hallway approached through a composite outer door with inset obscure double glazed leaded panels. With a Smart Google doorbell. Attractive wood effect ceramic tiled flooring throughout. Single panel radiator. Corniced ceiling. Staircase with spindled balustrade leads to the first floor. Wall mounted room thermostat. Matching white panelled doors lead off.



CLOAKS/WC

2.01m x 1.04m (6'7 x 3'5)

Spacious ground floor WC. Comprising a two piece white suite. Pedestal wash hand basin with centre mixer tap. Low level WC. Part ceramic tiled walls and floor. Single panel radiator. Ceiling extractor fan.



LOUNGE

5.97m x 2.97m (19'7 x 9'9)

Well proportioned principal reception room. UPVC double glazed window overlooks the front garden with fitted window blinds and two side opening lights. Two single panel radiators. Corniced ceiling. Matching wood effect ceramic tiled floor. Television aerial point. Telephone and internet points (Fibre optic internet to premises FTTP). Additional aerial socket and power point for a wall mounted television. UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Full length double glazed windows to either side of the doors.



OPEN PLAN DINING KITCHEN

5.87m x 2.67m (19'3 x 8'9)

Superb modern family kitchen. UPVC double glazed window overlooks the front garden with two side opening lights and a fitted roller blind. Good range of fitted eye and low level cupboards and drawers. One and a half bowl Blanco stainless steel sink unit set in laminate working surfaces with matching splashback and concealed downlighting. Further kickspace inset lighting. Good quality built in appliances comprise: AEG four ring induction hob with a brushed chrome splash back. Matching illuminated extractor canopy above. AEG electric double oven and grill. Microwave oven above. Electrolux integrated fridge/freezer with matching cupboard front. Very useful pull out larder cupboard adjoining. AEG integrated dishwasher. Concealed wall mounted Worcester gas central heating boiler. Panel radiator to the Dining Area. Matching ceramic wood effect tiled flooring throughout. Television aerial socket and power point for a wall mounted TV. UPVC double glazed French doors overlook and give direct access to the rear garden. White panelled door leads to the Utility Room.



UTILITY ROOM

2.18m x 1.35m (7'2 x 4'5)

Useful separate Utility with matching eye level fitted cupboard and laminate display. Integrated Electrolux washing machine below with matching cupboard front. Matching ceramic tiled floor. Single panel radiator. Door reveals a useful understair cloaks/store cupboard. Composite outer door with an inset obscure double glazed panel gives rear garden access.

FIRST FLOOR LANDING

3.89m x 2.03m (12'9 x 6'8)

Spacious central landing approached from the previously described staircase with matching spindled balustrade. Single panel radiator. UPVC double glazed opening window overlooks the rear aspect and provides good natural light to the stairs and landing. Fitted window blinds. Access to the loft space via a pull down ladder with light (vendor to confirm). Built in airing cupboard houses an insulated hot water cylinder and provides some linen storage space. Matching white panelled doors lead off.

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BEDROOM ONE

4.45m x 2.74m (14'7 x 9')

UPVC double glazed window overlooks the front elevation with two side opening lights and fitted window blinds. Television aerial point. Single panel radiator. Panelled door leads to the En Suite.



BEDROOM THREE

3.15m x 2.59m (10'4 x 8'6)

Third well proportioned bedroom. UPVC double glazed window overlooks the rear aspect. Two side opening lights. Fitted window blinds. Single panel radiator. Television aerial point.



EN SUITE SHOWER ROOM/WC

2.34m into shower x 1.12m (7'8 into shower x 3'8)

UPVC obscure double glazed window with two side opening lights. Modern three piece white suite comprises: Full width step in shower cubicle with a sliding glazed door and plumbed shower. Pedestal wash hand basin with centre mixer tap. Low level WC completes the suite. Heated ladder chrome towel rail. Part ceramic tiled walls and floor.



BATHROOM/WC

2.36m x 1.73m (7'9 x 5'8)

Modern family bathroom. UPVC obscure double glazed opening window. Three piece white suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Pedestal wash hand basin with centre mixer tap. Low level WC. Chrome heated ladder towel rail. Part ceramic tiled walls and floor. Inset ceiling spot lights and extractor fan.



BEDROOM TWO

3.18m x 2.97m (10'5 x 9'9)

Second nicely presented double bedroom. UPVC double glazed window to the front elevation with two side opening lights. Fitted window blinds. Single panel radiator. Television aerial point.



OUTSIDE

To the front of the property is a stone flagged central pathway leading to the front entrance. Open plan

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lawned gardens to either side with maturing shrub borders. Matching pathways lead down either side of the house with timber opening gates giving direct rear garden access. A block paved driveway provides off road parking for two cars and leads directly to the garage. External gas and electric meters. Garden tap.

To the immediate rear is a good sized enclosed garden, laid mainly to lawn with a matching stone flagged patio area. Rear composite decked patio. Raised timber planters. External wall light. Useful bin store area to the side of the house.



GARAGE

5.36m x 2.87m (17'7 x 9'5)

Detached garage with a pitched and tiled roof. Approached through an up and over door. Power and light supplies connected.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler in the Kitchen serving panel radiators and domestic hot water. The Central heating has a two zone upstairs/downstairs option.

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 D.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £140 per annum is currently levied. (Solicitor to confirm)

VENDOR NOTES

A number of additions have been made since the current Vendor bought the property from new, these include: Induction hob fitted. Loft ladder installed for easy access. Added heated towels rails in both the En Suite and main Bathroom. Ceramic floor tiles throughout the whole of the ground floor. Floor tiles added to the En Suite, Cloaks/Wc & main Bathroom. Additional television aerial points and sockets to wall mount a TV in the Kitchen and/or the Lounge. Additional flags laid to the side of the property to create a dustbin store area with an addition of a second side gate. New composite decked patio.

LOCATION

A very tastefully presented double fronted three bedroomed detached family house, known as 'The Chester' was constructed in 2018 by Story Homes and is situated on the popular Brookwood Park development. 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.

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

THE GUILD

John Arden & 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

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 January 2023



Total Area: 94.8 m² ... 1021 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		94
(81-91) B		82
(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		
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