



ESTATE AGENTS • VALUER • AUCTIONEERS



5 Candlewood Avenue, Blackpool

- Modern Detached House
- Tennessee Style
- Lounge
- Large Open Plan Dining Kitchen
- Cloaks/WC
- Four Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Garage & Excellent Off Road Parking
- Enclosed Rear Garden
- Freehold & EPC Rating B

£310,000

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



www.johnardern.com



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GROUND FLOOR

ENTRANCE HALL

4.50m x 2.01m max (14'9 x 6'7 max)

(max L shaped measurements) Approached through an outer door with upper double glazed obscure panels. Wood laminate floor. Staircase leads off with white spindled balustrade. Useful understair store cupboard. Panel radiator. Corniced ceiling. Additional side obscure double glazed window with blind.

CLOAKS/WC

1.93m x 0.94m (6'4 x 3'1)

Matching wood laminate floor. Two piece white suite comprises. Pedestal wash hand basin with splash back tiling and chrome mixer tap. Low level WC. Obscure double glazed outer window with top opening light and fitted blind. Ceiling downlights. Panel radiator

LOUNGE

5.28m x 3.45m (17'4 x 11'4)

Nicely appointed principal reception room. Oriel double glazed bay window overlooks the front elevation. Deep display sill. Fitted roller blinds. Double panel radiator. Corniced ceiling. Television aerial point. Telephone point. Fitted wall lights.



FAMILY DINING KITCHEN

6.45m x 5.66m (21'2 x 18'7)

Superb spacious family dining kitchen. Excellent selection of floor and wall mounted cupboards and drawers. Quartz working surfaces with discrete downlighting. Matching island breakfast bar with cupboards beneath. Inset one and a half bowl sink unit with moulded quartz draining board and chrome mixer tap. Neff built in appliances comprise: Automatic fan assisted electric oven with matching combination microwave oven above. Four ring ceramic induction hob. Illuminated stainless steel extractor canopy above. Integrated dishwasher. Integrated washing machine and built in fridge and freezer. Side wine rack. Concealed wall mounted gas central heating boiler. Matching wood laminate floor. Two double panel radiators. Ceiling halogen downlights and further Vent Axia extractor. Wired for wall mounted television. Double glazed picture windows with centre double opening doors overlook and give access to the enclosed very private rear garden.



FIRST FLOOR LANDING

4.29m x 2.01m (14'1 x 6'7)

Approached from the previously described staircase leading to the upper landing. With matching spindled balustrade. Obscure double glazed outer window with side opening light and fitted roller blind. Panel radiator. Corniced ceiling and access to loft. Airing cupboard contains an insulated hot water cylinder with open shelving.



BEDROOM ONE

3.51m x 3.51m (11'6 x 11'6)

Carefully appointed and decorated principal double bedroom. Two matching double glazed windows with lower opening lights overlook the front elevation. Panel radiator. Corniced ceiling. Provision for wall mounted television.



EN SUITE SHOWER/WC

2.03m x 1.68m (6'8 x 5'6)

Ceramic floor and wall tiles. Three white suite comprises: Step in corner shower compartment with a plumbed shower and curved sliding outer doors. Vanity wash hand basin with cupboards beneath and chrome mixer tap. With illuminated mirror above and side shaving point. The suite is completed by a low level WC. Ceiling halogen downlights and Vent-Axia extractor fan. Chrome heated ladder towel rail. Obscure double glazed opening outer window with fitted roller blind.



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BEDROOM TWO

3.10m x 3.05m (10'2 x 10')

Nicely appointed second double bedroom. Double glazed window with two side opening lights overlooks the rear garden. Panel radiator.



BEDROOM THREE

2.44m x 2.01m (8' x 6'7)

With single panel radiator. Double glazed window with side opening light overlooking the rear elevation.



BEDROOM FOUR

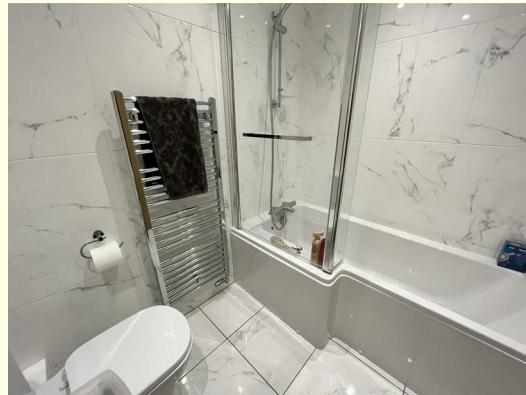
2.34m x 2.03m (7'8 x 6'8)

Originally a single fourth bedroom but has been recently refitted to form a walk in dressing room with open shelving and hanging rails. But the room could easily return to a bedroom if required. Panel radiator. Double glazed window with lower opening light overlooks the front garden.

BATHROOM/WC

2.03m x 1.65m (6'8 x 5'5)

Ceramic floor and wall tiles. Three piece white suite comprises a panelled bath with chrome mixer tap and shower. Side folding shower screen. Vanity wash hand basin with cupboard beneath and having a chrome mixer tap and illuminated mirror over. Side shaving point. The suite is completed by a low level WC. Chrome heated ladder towel rail. Ceiling downlights and extractor fan.



OUTSIDE

To the front of the property the gardens have been block paved and offering fantastic off road car parking space for 5/6 cars and leading down the side of the house to the attached garage with external lighting. To the immediate front there is dwarf box hedge and paving stones. Front outside light.

To the immediate rear is an enclosed family garden laid for ease of maintenance with paving stones and centre artificial lawned area. External garden tap and outside lighting. Due to its situation the garden receives maximum afternoon sunshine.



GARAGE

5.61m x 2.90m (18'5 x 9'6)

Brick constructed garage with electric up and over door. Side personal door with obscure double glazed panel. Power and light supplies connected.

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SECURITY

The property has an alarm system fitted.

LOCATION

This extremely well appointed detached 'Tennessee' is situated on Redwood Point constructed in 2018 by Kensington Developments and enjoys a very convenient position being close to the M55 motorway access point and being well placed for local primary schools, Blackpool South and the adjoining borough of Lytham St Annes. An internal inspection is strongly recommended.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a boiler in the kitchen serving panel radiators and 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 and is free from any chief rent or other encumbrances. Council Tax Band E

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £360 per annum is currently levied.

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

John Ardern & 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 October 2021



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	93
(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			
England & Wales		EU Directive 2002/91/EC	



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