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10 Kendal Road, St. Annes

- Spacious End Terraced House
- In Need of Modernisation Throughout
- Two Large Reception Rooms
- Kitchen
- Three Bedrooms & Shower Room/WC
- Garden to the Front & Rear & Garage
- Gas Central Heating & Double Glazing
- Viewing Recommended to Appreciate the Potential this Property Offers
- No Onward Chain
- Leasehold, Council Tax Band B & EPC Rating E

£195,000

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



www.johnardern.com



10 Kendal Road, St. Annes

GROUND FLOOR

Side entrance with external light.

ENTRANCE HALLWAY

1.98m x 1.85m (6'6" x 6'1")

Central hallway approached through a UPVC outer door with an inset obscure double glazed panel. Matching double glazed panels above and to the side provide further good natural light. Single panel radiator. Picture rails. Telephone point. Turned staircase with a side hand rail leads to the first floor. Obscure glazed doors leading off.

LOUNGE

4.65m x 4.34m into bay (15'3" x 14'3" into bay)

Very spacious full width principal reception room. Double glazed walk in square bay window overlooks the front garden. Top opening lights. Corniced ceiling. Double panel radiator, Television aerial point.



DINING ROOM

4.62m x 4.29m (15'2" x 14'1")

Second good sized reception room. Two UPVC double glazed windows to the side elevation. Additional double glazed window to the rear aspect with a top opening light. Double panel radiator. Corniced ceiling. Useful deep under stair cloaks/store cupboard with wall light and housing the gas and electric meters. Matching obscure glazed door leads to the Kitchen.



KITCHEN

2.92m x 2.92m (9'7" x 9'7")

UPVC outer door with an inset obscure double glazed panel gives direct rear garden access. UPVC double glazed opening windows to either side of the door overlook the SOUTH FACING rear garden. Additional double glazed windows above provide further excellent natural light. Range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap. Laminate working surfaces with splash back tiling. Space for an electric cooker. Space for a fridge and freezer. Plumbing for a washing machine.



FIRST FLOOR LANDING

2.79m x 2.08m (9'2" x 6'10")

Approached from the previously described staircase with white spindled balustrade. White doors lead off to all 1st floor rooms.



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BEDROOM ONE

4.65m x 3.73m (15'3" x 12'3")

Full width principal double bedroom. UPVC double glazed window overlooks the front aspect with views along Kendal Road. Two top opening lights. Two additional double glazed windows to the side elevation, again providing maximum sunlight. Double panel radiator. Two fitted doubles and single wardrobe, with further storage above. Fitted wall mirror.



SHOWER ROOM/WC

1.75m x 1.75m (5'9" x 5'9")

Modern adapted/accessible wet room. UPVC obscure double glazed window to the side elevation with a side opening light. Three piece white suite comprises: Showering area with a fixed glazed screen, plumbed shower and wall mounted hand rails. Wall hung wash hand basin. Sanindusa WC. Tiled walls. Overhead light and wall mounted Xpelair. Single panel radiator. Mirror fronted bathroom cabinet.



BEDROOM TWO

3.38m x 2.57m (11'1" x 8'5")

Double glazed window overlooks the south facing rear aspect with a top opening light. Single panel radiator. Television aerial point. Fitted shelving and wall mounted headboard. Fitted cupboard houses the wall mounted Worcester combi gas central heating boiler. Square arch leading to the adjoining Bedroom.



BEDROOM THREE

3.38m x 1.96m (11'1" x 6'5")

Originally designed as a 3rd bedroom, currently open to Bedroom Two. The wall could easily be reinstated. The door to the landing remains and there is a UPVC double glazed window overlooking the rear elevation. Single panel radiator.

OUTSIDE

To the front of the property is a walled garden approached through a wooden pedestrian gate. With a side lawn supported by side borders stocked with shrubs and two trees. A pathway leads along the side of the house to the main entrance with external light and further mature side hedging. Leading to a useful bin store area and currently being open to the rear garden.

To the immediate rear is a small SOUTH FACING lawned garden with side shrubs and trees, again just needing some attention and a gate to be fitted to the access point to the rear service road.



GARAGE

Single garage approached from the rear service road. Side personal door. Note: the Garage does require attention, removal or rebuild etc.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler in Bedroom Two serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

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TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of approx £3 (Solicitor to confirm). Council Tax Band B

INTERNET CONNECTION/MOBILE PHONE SIGNAL

Ultrafast Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

This deceptively spacious two/three bedroomed end terraced house enjoys a sought after location, just off Highbury Road East, within easy reach of MAYFIELD & HEYHOUSES PRIMARY SCHOOLS and being well placed a short drive to St Annes Square with its comprehensive shopping facilities and town centre amenities. Local transport services are readily available with routes into Lytham, St Annes and Blackpool. Kendal Road is within a pleasant stroll the beach, St Annes Cricket Club and Old Links Golf Course. An internal inspection is strongly recommended to fully appreciate the potential this property has to offer which is in need of modernisation. No onward chain.

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 October 2024

10, Kendal Road, Lytham St Annes, FY8 2LQ



Total Area: 97.2 m² ... 1046 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		
(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	70

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		
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Not environmentally friendly - higher CO ₂ emissions		
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