JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS

2 Duckworth Avenue, Wrea Green

- Double Fronted Detached House
- Spacious Through Lounge
- Open Plan Dining Kitchen
- Utility & Cloaks/WC
- Four Bedrooms
- En Suite Shower/Wc & Bath/WC
- Landscaped Gardens Front & Rear
- Gas Ch & Double Glazing
- Double Garage & Parking
- Leasehold & EPC Rating B

£345,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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GROUND FLOOR

ENTRANCE HALLWAY
4.27m x 1.52m max (14' x 5' max)
Central hallway approached through a composite front door with inset obscure double glazed panels. UPVC obscure double glazed opening window to the side of the door provides good natural light to the hall and stairs. Single panel radiator. Karndean flooring. Telephone point. Corniced ceiling. Number of inset ceiling spot lightings. Central staircase leads to the first floor. Modern white panelled doors lead off

CLOAKS/WC
UPVC obscure double glazed opening outer window. Modern two piece NK Porcelanosa white suite comprises: Low level WC. Corner wash hand basin with ceramic splash back tiling. Matching Karndean flooring. Single panel radiator

LOUNGE
6.22m x 3.53m (20'5 x 11'7)
Spacious and very well appointed principal reception room. UPVC double glazed window overlooks the front garden with two side opening lights. Two single panel radiators. Corniced ceiling. Television aerial point. UPVC double glazed double opening French doors overlook and give direct access to the landscaped rear garden.

OPEN PLAN DINING KITCHEN
6.22m x 3.91m (20'5 x 12'10)
Spacious family dining kitchen. UPVC double glazed window overlooks the front garden with two side opening lights. Second UPVC double glazed window overlooks the rear garden again with two side opening lights. Good range of modern eye and low level fixture cupboards and drawers. Blanco stainless steel single drainer one and a half bowl sink unit with centre mixer tap set in heat resistant roll edged work surfaces with concealed downlighting. Additional canopied lighting over the sink unit. Built in appliances comprise: Five ring gas hob with a chrome splash back and illuminated extractor canopy above. Electrolux double electric oven. Integrated fridge/freezer. Integrated Electrolux dishwasher with matching cupboard front. Corniced ceiling. Television aerial point. Telephone point. Two single panel radiators. Karndean flooring. Useful understairs cloaks/store cupboard. Door leads to:

UTILITY ROOM
2.74m x 1.63m (9' x 5'4)
Useful separate utility room. Matching Karndean flooring. UPVC door with inset obscure double glazed panel gives direct access to the rear garden. Matching eye and low level cupboards. Stainless steel single drainer sink unit with centre mixer tap. Plumbing for automatic washing machine. Space for tumble dryer or additional fridge. Single panel radiator. Concealed wall mounted Logic gas central heating boiler.

FIRST FLOOR LANDING
Approached from the previously described staircase. Access to loft space. Single panel radiator. Useful built in linen store cupboard with shelving. White panelled doors lead off

MASTER BEDROOM
3.91m x 3.33m (12'10 x 10'11)
Tastefully presented master double bedroom. UPVC double glazed window enjoys the open views to the front of the property. Side opening light. Single panel radiator. Television aerial point. Built in cupboard houses the hot water cylinder. Door leads to:

EN SUITE SHOWER ROOM/WC
2.31m x 1.70m (7'7 x 5'7)
UPVC obscure double glazed opening outer window. Three piece modern white suite comprises: NK Porcelanosa low level WC. Pedestal wash hand basin. Wide step in shower cubicle with a plumbed shower and sliding glazed doors. Part ceramic tiled walls. Chrome heated ladder towel rail.

BEDROOM TWO
3.53m x 3.33m (11'7 x 10'11)
Second nicely appointed double bedroom. UPVC double glazed window enjoying the front open views. Side opening light. Single panel radiator.

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BEDROOM THREE

2.87m x 2.74m (9'5 x 9')

Third double bedroom. UPVC double glazed window to the rear elevation. Side opening light. Single panel radiator

BEDROOM FOUR

2.74m x 2.57m (9' x 8'5)

Fourth well proportioned bedroom. UPVC double glazed window to the rear elevation. Side opening light. Single panel radiator. Telephone point

BATHROOM/WC

2.92m x 1.70m (9'7 x 5'7)

Modern family bathroom comprising a four piece white suite. NK Porcelanosa panelled bath. Pedestal wash hand basin. Low level WC. Step in shower cubicle with a plumbed shower and sliding doors. Part ceramic tiled walls. Chrome heated ladder towel rail. Wall mounted mirror fronted medicine cabinet.

OUTSIDE

To the front of the property are large open plan garden areas with open views beyond which has been laid to lawn with well stocked flower and shrub borders. Climbing plants and maturing trees. A central Indian stone flagged pathway leads to the front covered entrance and down the side of the property with gate giving direct rear garden access. A driveway provides off road parking for a number of cars and leads to the detached double garage.

To the immediate rear is a superb landscaped family garden which has again been mainly laid to lawn supported by flower and shrub borders and raised timber planters. Garden tap. External lighting. Indian stone pathways and patio area. Additional raised rear entertaining patio area. Attractive fencing, matching side gate and trellis work with useful concealed dustbin store area.

OUTSIDE

2 Duckworth Avenue, Wrea Green

DOUBLE GARAGE
Detached double garage with pitched and tiled roof. Approached through two up and over doors. Power and light supplies connected. External lighting.

CENTRAL HEATING
The property enjoys the benefit of gas fired central heating from a Logic boiler in the Utility room serving panel radiators and domestic hot water.

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED

LOCATION
This very attractive modern four bedroomed detached family home standing on a large plot was constructed by Wain Homes on a select small development known as 'The Fieldings'. Situated in the heart of Wrea Green village which is arguably one of the finest traditional villages in the county with its feature 'Village Green and duck pond' bordered by the village primary school and 'The Grapes' pub/restaurant. From the village Kirkham is 2 miles, Lytham 4 miles and within 10 minutes driving distance to the M55 motorway access point. Internal inspection is strongly recommended. This particular property enjoys open rural views to the front with pathway leading to the Wrea Green Remembrance Wood.

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

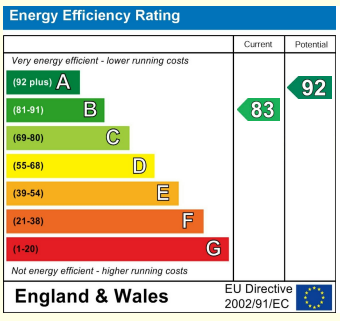
TENURE/COUNCIL TAX
The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £300. Council Tax Band E

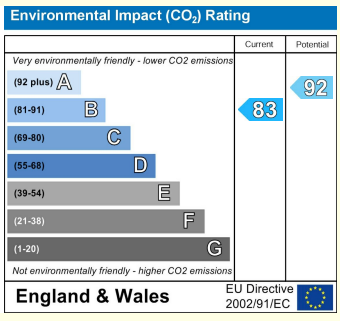
VIEWING THE PROPERTY
Strictly by appointment through 'John Ardern & Company'.

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 our their own investigations before contract. Details Prepared June 2020





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