



ESTATE AGENTS • VALUER • AUCTIONEERS



15 Dorset Road, St Annes

- Semi Detached Family House in a Popular Residential Location
- Within Walking Distance to Mayfield & Heyhouses Primary Schools
- Two Reception Rooms
- Kitchen
- Three Bedrooms
- Bathroom & Separate WC
- Large Loft with the Potential for Conversion (Subject to Usual Consents)
- Off Road Parking & Garage
- Viewing Recommended
- Leasehold, Council Tax Band D & EPC Rating D

£298,950

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



www.johnardern.com



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GROUND FLOOR

External wall light.

ENTRANCE VESTIBULE

1.88m x 1.12m (6'2 x 3'8)

Approached through a UPVC outer door with an inset obscure double glazed panel. Matching obscure double glazed panels to either side provide further good natural light. Overhead light. Fitted door matting. Side gas and electric meter cupboards. Opening leading to the Hallway. Obscure glazed panels to either side.

HALLWAY

4.32m x 1.88m (14'2 x 6'2)

Spacious Hall with a turned staircase leading off to the first floor. Double panel radiator with display shelf above. Double doors reveal a built in cloaks/store cupboard. Wall mounted room thermostat. Doors leading off to the Reception Rooms.



LOUNGE

4.78m into bay x 3.66m (15'8 into bay x 12')

Well proportioned principal reception room. UPVC double glazed bay window overlooks the front aspect with two top opening lights and fitted window blinds. Corniced ceiling. Single panel radiator. Television aerial point. Focal point is a fireplace with a white display surround, raised display heart and a wall mounted electric fire. Internet point.



DINING ROOM

4.70m into bay x 3.20m (15'5 into bay x 10'6)

Second good sized reception room with a UPVC double glazed window overlooking the rear garden. Two top opening lights. Contemporary black panel radiator below. Wood effect laminate flooring. Kitchen leading off.



KITCHEN

4.14m x 2.31m (13'7 x 7'7)

Modern Kitchen with a high level UPVC double glazed window to the side elevation. Display sill. UPVC outer door with inset double glazed panels leads to the rear Garden. Adjoining double glazed window with a top opening light. Range of eye and low level cupboards and drawers. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in roll edged laminate working surfaces with splash back tiling. Built in appliances comprise: Four ring electric induction hob. Illuminated extractor above. Electric oven and grill below. Freestanding Bosch dishwasher. Freestanding Indesit washing machine. Wall mounted concealed Celsic gas central heating boiler. Wall mounted central heating programmer control. Matching wood laminate flooring. Understair open pantry area with display shelving and wine rack. Further open understair area with a UPVC obscure double glazed opening window to the side elevation. Two inset ceiling spot light. Space for a fridge/freezer.



FIRST FLOOR LANDING

4.60m x 1.96m (15'1 x 6'5)

Spacious central landing approached from the previously described staircase. UPVC double glazed picture window to the side elevation provides excellent natural light. Access to the large loft space with the potential for conversion, subject to the usual consents. Built in linen store cupboard 4'5 x 3'1 with an overhead light and pine shelving.

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BEDROOM ONE

4.19m x 3.61m (13'9" x 11'10")

Good sized principal double bedroom. UPVC double glazed window overlooks the front of the property with views along Dorset Road. Lower and top opening light. Fitted window blinds. Single panel radiator.



BATHROOM

2.34m x 2.06m (7'8" x 6'9")

UPVC obscure double glazed window to the rear elevation with a top opening light. Two piece white suite comprises: Panelled bath with a glazed screen and a Mira Jump electric over bath shower. Pedestal wash hand basin. Part tiled walls. Single panel radiator. Built in double cupboard reveals a hot water cylinder with storage space above.



BEDROOM TWO

3.84m x 3.18m (12'7" x 10'5")

Second good sized bedroom. UPVC double glazed half bay window to the rear elevation. Side opening light. Single panel radiator. Large built in double wardrobe with storage space above.



SEPARATE WC

1.37m x 0.81m (4'6" x 2'8")

UPVC obscure double glazed opening window to the side elevation. Display sill. White low level WC. Part tiled walls.

CENTRAL HEATING

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

OUTSIDE

To the front of the property is a walled garden laid for ease of maintenance with a side stone chipped area and adjoining concrete driveway providing good off road parking for a number of cars. Leading down the side of the property and having double opening timber gates which lead to a further hardstanding area and the rear garden and Garage.

To the immediate rear the sunny westerly facing enclosed garden is again laid for ease of maintenance with side stone chipped borders. Garden tap.



BEDROOM THREE

4.27m x 1.88m (14' x 6'2")

Third Bedroom currently used as a 1st floor snug with extensive fitted display shelving to one wall with low level cupboards. Power point for a wall mounted TV. Corniced ceiling with inset ceiling spot lights. UPVC double glazed window to the front aspect with two top opening lights and window blinds. Contemporary black panel radiator.

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GARAGE

5.41m x 2.57m (17'9 x 8'5)

Detached brick garage with an asbestos roof. The garage does require a new front up and over door. Side hardwood personal door with an inset double glazed panel. Double glazed window to the side provides some natural borrowed light. Power and light connected.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years (871 years remaining) subject to an annual ground rent of £12. Council Tax Band D

LOCATION

This deceptively spacious three bedroomed semi detached family house boasts a sought after residential location on Dorset Road, just a short walk to MAYFIELD PRIMARY & HEYHOUSES PRIMARY SCHOOLS and being well placed for St Annes Square with its comprehensive shopping facilities and town centre amenities, including its own train station, the beach and famous St Annes Pier. There are also local shopping facilities and bus services nearby on Headroomgate Road. Viewing recommended to appreciate the potential this property has to offer which has a large loft, providing the potential for conversion subject to the usual planning and building consents.

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

Digital Markets, Competition and Consumers Act 2022

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 September 2025

15, Dorset Road, Lytham St Annes, FY8 2ED



Total Area: 115.2 m² ... 1240 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 | 79 |

| 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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