



ESTATE AGENTS • VALUER • AUCTIONEERS



2 Osborne Road, St. Annes

- Detached Family House
- Two Reception Rooms
- Study & Cloaks/WC
- Stunning Dining Kitchen
- Four Bedrooms
- Modern Family Bathroom/WC
- Garage & Off Road Parking
- Large Gardens to the Rear
- Gas Ch & Double Glazing
- Viewing Essential

£449,950

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



www.johnardern.com



2 Osborne Road, St. Annes

GROUND FLOOR

VESTIBULE ENTRANCE

1.88m x 1.14m (6'2" x 3'9")

Approached through an original double opening arched doors with upper obscure leaded lights. Over head light. Inner obscure glazed door with fan light above opens to:

ENTRANCE HALL

3.73m x 3.30m (12'3" x 10'10")

Extremely attractive and spacious entrance hall. Ceramic tiled floor with electric underfloor heating. Turned staircase leads off with original spindled balustrade. Double panel radiator set behind a decorative screen. Double glazed window with upper opening light overlooks the side elevation. Corniced ceiling with halogen downlights. Useful under stair cloaks/meter cupboard.



CLOAKS/WC

1.47m x 0.91m (4'10" x 3')

Ceramic floor and wall tiles. Modern two piece white suite comprises: Roca fixture wash hand basin with off set chrome mixer tap. Low level WC. Obscure double glazed outer window with top opening light.

LOUNGE

4.88m into bay x 4.57m (16' into bay x 15')

Delightfully appointed front reception room. uPVC double glazed deep bay window overlooks the front garden. Centre opening light. Three double panel radiators. The focal point of the room is an original period stone fireplace with open fire grate. Solid polished wood oak strip floor. Corniced ceiling with halogen downlights. Television and telephone points.



SECOND RECEPTION ROOM

3.96m x 3.96m (13' x 13')

Well planned second sitting room. Solid polished wood strip oak floor. Double glazed window with two opening lights and adjoining single glazed French door overlooks and gives access to the extensive rear garden. Double panel radiator. Corniced ceiling with halogen downlights. Provision for wall mounted television. Telephone point.



DINING-KITCHEN

7.37m x 3.86m (24'2" x 12'8")

(max 'L' shape measurements) Very spacious and well fitted FAMILY dining-kitchen. Ceramic tiled floor. Excellent range of modern white wall and floor mounted cupboards and drawers. Laminate working surfaces with matching 'island unit' incorporating a breakfast bar with four stools. Inset one & a half bowl sink unit with chrome mixer tap. The built in appliances comprise: Lamona twin electric ovens. Kenwood five ring gas hob in stainless steel surround and matching splash back with illuminated stainless steel extractor canopy above. Candy integrated dishwasher. American style 'Samsung' fridge/freezer. Pantry cupboard. Double panel radiator. Ceiling halogen downlights. Provision for wall mounted television and ceiling speakers. Telephone point. Two double glazed windows overlook the side elevation. Third deep window has views of the rear garden. Double opening, double glazed doors give garden access. Laundry cupboard has plumbing facilities for automatic washing machine and dryer. Ferroll combi gas central heating boiler (3 yrs old).



STUDY

2.64m x 1.93m (8'8" x 6'4")

Leading from the dining kitchen. Matching ceramic tiled floor. Double glazed window with two opening lights overlooks the rear garden. Over head downlights.

FIRST FLOOR

Approached from the previously described turned staircase with two deep double glazed windows with top opening lights giving further light to the hall, stairs and landing.

LANDING

5.05m x 2.13m (max measurements) (16'7" x 7' (max measurements))

Very bright well lit central landing with matching spindled balustrade. Ceiling halogen downlights. Access to loft via a folding ladder.

BEDROOM ONE

4.62m x 4.11m (15'2" x 13'6")

Spacious principal double bedroom. Two double glazed windows with double opening lights overlooks the front garden. Double panel radiator. Vanity wash hand basin with chrome mixer tap and cupboards beneath and mirror over with strip light above. Range of whitewood modern wardrobes. Ceiling halogen downlights.

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BEDROOM FOUR

3.28m x 3.05m (10'9 x 10')

Larger than average fourth double bedroom. Two double glazed double opening windows overlook the front garden. Range of fitted wardrobes with sliding doors. Double panel radiator. Ceiling halogen downlights.

BATHROOM/WC

2.82m x 2.54m (9'3 x 8'4)

With tiled floor with electric under floor heating and part tiled walls. Four piece modern white suite comprises: paneled bath with chrome mixer tap and hand shower. Step in tiled shower compartment with a rain drop over head shower and separate hand shower. Curved fixed screen. Vanity wash hand basin with deep drawer unit beneath and having chrome mixer tap and mirror fronted medicine cabinet and further side cupboards. The suite is completed by a low level WC. Two double glazed opening windows. Ceiling halogen downlights.



BEDROOM TWO

3.96m x 3.96m (13' x 13')

Second well appointed and spacious double bedroom. two double glazed, double opening windows overlook the rear garden. Vanity wash hand basin with chrome mixer tap and cupboard beneath together with mirror over. Range of mirror fronted wardrobes with sliding doors. Ceiling halogen downlights. Double panel radiator.



BEDROOM THREE

3.89m x 3.35m (12'9 x 11')

(max 'L' shape measurements) Deceptive third double bedroom. Two double glazed windows with double opening lights overlooks the rear garden. Range of fitted wardrobes with over bed storage. Ceiling halogen downlights. Wood laminate floor. Double panel radiator.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Ferroll combi boiler (3 yrs old) serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units.

OUTSIDE

To the front of the house there is an easily managed lawned garden with Lakeland slate chipped driveway giving off road car parking and having established shrub borders. External lighting adjoins the door.

To the immediate rear there is an extensive FAMILY garden with raised pebbled sun terrace approached from both the rear sitting room and dining kitchen and having a centre lawn with mature side shrub borders with established trees. Outside garden tap. To the rear of the garden there is an ornamental fish pond and matching pebbled evening patio and rear gate. Ample space for further off road rear car parking from the service road ideal for boat or caravan.



GARAGE

6.10m x 4.37m (20' x 14'4)

Brick constructed garage with high double opening doors with access from the rear service road.

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LOCATION

This most attractive detached family home is situated in an excellent residential location adjoining Clifton Drive South within a short walk to AKS school and within minutes to the beach and foreshore and there are transport services running along Clifton Drive South directly into St Annes centre (approx 1 mile). Other local points of interest within a short walk from the property include two primary schools, Royal Lytham & St Annes Golf Course and local shopping facilities.

An internal and external inspection is recommended to fully appreciate the well planned interior and spacious family rear garden.

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 £6. Council Tax Band . (To be advised).

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.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

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 Sept 2019



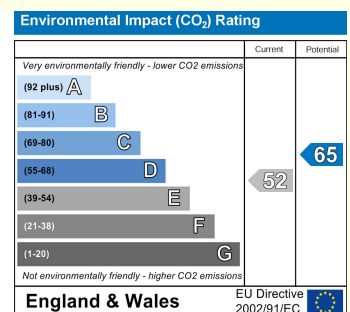
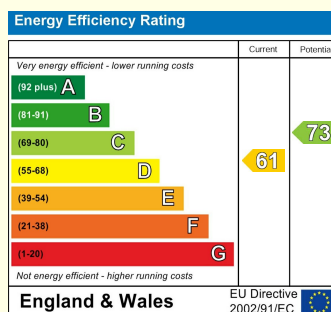
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