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Tower House Fleetwood Road, Greenhalgh

- Unique Detached House
- Large Lounge with Open Grate
- Dining Room & Sun Lounge
- Breakfast Kitchen
- Three Bedrooms
- Bathroom & Separate WC
- Large Lawned Gardens to the Rear
- Double Garage & Outbuildings
- Oil Central Heating & Double Glazing
- Freehold & EPC Rating F

£289,500

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



www.johnardern.com



Tower House Fleetwood Road, Greenhalgh

GROUND FLOOR

ENTRANCE PORCH

Approached through a UPVC double glazed outer door. Matching full length windows to the side. Ceramic tiled floor. Overhead light. Hardwood inner door leads to:

LOUNGE

8.36m x 4.14m (27'5 x 13'7)

Spacious principal reception room. Oriel double glazed bay window overlooks the front elevation. Deep display sill. Double panel radiator. Matching arched double glazed windows to either side of the chimney breast. Focal point of the room is a brick fireplace with wooden display plinth and side displays. Open baxi grate. Exposed ceiling beams and display plate racks. Wall lights. Television aerial point. Additional double panel radiator. Door conceals the staircase to the first floor. Glazed doors lead off to the Dining Room and Breakfast Kitchen. Double glazed double opening French doors lead to:



SUN LOUNGE

4.17m x 2.46m (13'8 x 8'1)

Delightful garden room. UPVC double glazed windows to the side elevations. Top opening lights. Central UPVC double glazing sliding patio doors overlook and give direct access to the rear gardens. Double panel radiator. Wood effect flooring. Two wall lights.



DINING ROOM

3.71m x 3.25m max (12'2 x 10'8 max)

Feature second reception room set in the 'Tower'. Four matching UPVC double glazed windows overlook the front aspect with semi rural views. Two double panel radiator. Two wall lights



BREAKFAST KITCHEN

5.64m x 2.49m (18'6 x 8'2)

Two double glazed windows to the side elevation and an additional window to the rear elevation. Adjoining outer door gives direct access to the rear garden, parking and out buildings. Range of low level cupboards and drawers. Circular single drainer sink unit with centre mixer tap set in heat resistant work surfaces with splash back tiling. Built in appliances comprise: Hotpoint four ring ceramic hob. Hotpoint electric oven and grill. Integrated fridge and washing machine. Hotpoint slimline dishwasher. All with matching cupboard fronts. Concealed Worcester gas central heating boiler. Single panel radiator. Pine door leads to a useful understair store cupboard with single glazed window giving some natural light.



FIRST FLOOR LANDING

Approached from the previously described turned staircase with side handrail. UPVC double glazed high level window and an additional original single glazed window, both giving natural light to the stairs and landing areas. Access to roof space. Doors lead off to all rooms.

BEDROOM ONE

3.73m x 3.38m plus wardrobes (12'3 x 11'1 plus wardrobes)

Nicely appointed master double bedroom. UPVC double glazed window overlooks the rear gardens. Two side opening lights. Double panel radiator. Bank of fitted wardrobes to one wall, comprising three doubles. Fitted wall mirror. Television aerial point

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BEDROOM ONE

3.40m x 3.40m max (11'2 x 11'2 max)

Second double bedroom, again enjoying its position in the 'Tower'. Four matching arched windows overlooking the front elevation with countryside views. Double panel radiator. Access to roof space.



BEDROOM THREE

4.29m x 2.67m (14'1 x 8'9)

Third double bedroom. Arched double glazed window enjoys the views to the front elevation. Lower opening light. Double panel radiator.



BATHROOM

2.95m x 1.42m (9'8 x 4'8)

UPVC double glazed window to the side elevation. Top opening light. Two piece white suite comprises: Panelled bath mixer tap and hand held shower. Further plumbed overhead shower. Fitted wall mirror. Pedestal wash hand basin. Open display shelving. Ceramic tiled walls. Chrome heated ladder towel rail. Inset ceiling spot lights and roof access point. Built in airing cupboard with linen storage space and hot water cylinder below



SEPARATE WC

UPVC obscure double glazed window with top opening light. Two piece suite comprises: Low level WC. Pedestal wash hand basin with splash back tiling. Single panel radiator.

OUTSIDE

To the front of the property is a small stone chipped low walled garden. A pathway approached through a wrought iron gates leads to the front entrance porch and down the side of the house with a timber gate giving direct rear garden access. A further set of double opening wrought iron gates leads to the driveway which runs through to the rear of Tower House and provides off road parking. External security lighting.

To the immediate rear is a crazy paved and stone chipped patio area adjoining the rear of the house with feature very large lawned garden beyond bordered by mature trees and conifer hedging. Central raised stone chipped patio area (formally a large ornamental garden pond which has since been filled with wood chippings and stone gravel on the top). Alluminium framed greenhouse. Number of outbuildings comprises:

DOUBLE GARAGE

5.61m x 5.54m (18'5 x 18'2)

With pitched roof Double opening timber doors. Power and light supplies connected. Four glazed windows give some natural borrowed light.

CAR PORT

Adjoining car port ideal for further off road parking, boat store etc. Adjoining wood and coal store. Outside light. Access to the oil tank and concealed access to the septic tank. Useful garden WC.

UTILITY STORE

2.90m x 2.69m (9'6 x 8'10)

UPVC double glazed window provides natural light. Water supply connected. Pitched roof and overhead light. Space for a tumble dryer and additional fridge/freezer etc if required.

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CENTRAL HEATING

The property enjoys the benefit of oil fired central heating from a Worcester boiler (approx 4 years old) serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

DRAINAGE

The property is connected to its own Septic Tank

LOCATION

This unique detached three bedroomed house enjoys a most convenient location within easy access to junction 3 of the M55 motorway and being well placed for Kirkham, Blackpool and Lytham St Annes with South Fylde's comprehensive shopping facilities, schools and golf courses. This particular property has a large rear lawned garden and the house offers tremendous potential for extension if required. Viewing recommended.

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

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 September 2020



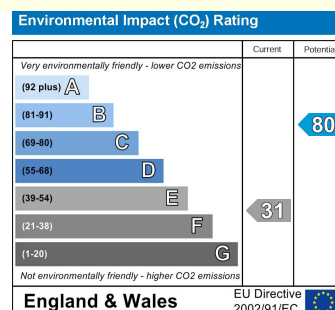
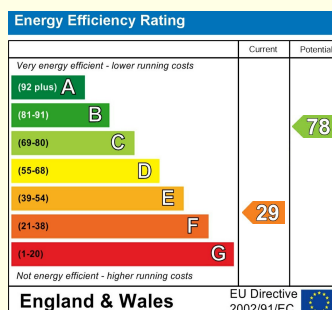
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