



ESTATE AGENTS • VALUER • AUCTIONEERS



## 1 York Road, St Annes

- Period End Terraced House
- Three Reception Rooms
- Kitchen & Cloaks/WC
- Three 1st Floor Bedrooms
- Bathroom/WC & 2nd Separate WC
- Two 2nd Floor Bedrooms
- En Suite Shower Room/WC
- Large Garage & Gardens
- No Onward Chain
- Potential Development Opportunity

**£299,500**

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



[www.johnardern.com](http://www.johnardern.com)



# 1 York Road, St Annes

## GROUND FLOOR

### VESTIBULE

1.91m x 1.27m (6'3" x 4'2")

Approached from double opening outer doors with single glazed fan light above. Original ceramic tiled floor. Inner doors opens to:

### ENTRANCE HALL

4.80m x 1.75m (15'9" x 5'9")

Nicely appointed central hallway with original staircase leading off with spindled hardwood balustrade and hand rails. Panel radiator.

### CLOAKS/WC

1.35m x 0.71m (4'5" x 2'4")

With ceramic floor tiles. Two piece white suite comprises: corner fixture wash hand basin. Low level WC. Ceiling halogen downlights. Extractor fan.

### LOUNGE

5.28m into bay x 4.98m (17'4" into bay x 16'4")

Spacious principle reception room with hardwood polished strip floor. Stone dressed bay window overlooks the side elevation. Inset double glazed windows. Panel radiator. Corniced ceiling and centre rose.



### SITTING ROOM

4.88m into bay x 4.11m (16' into bay x 13'6")

Second well proportioned and appointed reception room. Double glazed bay window overlooks the front garden. Inset double glazed units. One double and separate single panel radiator. The focal point of the room is a tiled inset open fire grate with white detailed surround and over mantle and raised tiled hearth. Corniced ceiling and centre rose.



### FAMILY DAY ROOM

5.11m x 3.66m (16'9" x 12')

Third well planned reception room. Double glazed window overlooks the front

garden. Panel radiator. Range of fitted original cupboards and drawer units. Centre square arch opens to:



### KITCHEN

5.11m x 2.39m (16'9" x 7'10")

With ceramic floor tiles. Range of wall and floor mounted cupboards and drawers. Laminate working surfaces with inset single drainer stainless steel sink unit. Built in appliances comprise: Lamona electric automatic oven and four ring gas hob in stainless steel surround with matching stainless steel splashback. Illuminated extractor canopy above. Integrated dishwasher. Plumbing facilities for automatic washing machine. Two double glazed windows overlook the front and side elevations. Double panel radiator. Door gives side garden access.

### FIRST FLOOR

Approached from the previously described staircase leading to the upper central landing with double glazed window overlooking the front garden. Matching turned staircase leads to the second floor.

### BEDROOM ONE

5.26m into bay x 5.11m (17'3" into bay x 16'9")

Very large principal double bedroom with walk in bay window overlooking the side elevation. Inset double glazed units. Panel radiator. Corniced ceiling.



### BEDROOM TWO

4.80m into bay x 3.66m plus wardrobes (15'9" into bay x 12' plus wardrobes)

Second well appointed double bedroom with square bay window overlooks the front garden with inset double glazed units. Panel radiator. Fixture cupboards to both sides of the chimney breast. Corniced ceiling.



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## BEDROOM THREE

4.04m x 3.84m (13'3 x 12'7)

Third double bedroom. Double glazed window overlooks the front garden. Panel radiator. Vanity wash hand basin.



## BATHROOM/WC

4.06m x 2.46m (13'4 x 8'1)

Ceramic floor and wall tiles. Modern four piece white suite comprises: tiled panelled bath with centre chime mixer tap and hand shower. Step in shower compartment with a Mira plumbed shower and curved sliding outer doors. Vanity wash hand basin with matching wall accessories. The suite is completed by a low level WC. Panelled radiator. Two obscure double glazed windows. Panelled ceiling with halogen downlights. Linen store cupboard has open shelving and contains a Worcester combi gas central heating boiler with integral programmer control.



## SEPARATE WC

1.45m x 0.91m (4'9 x 3')

With ceramic floor and wall tiles. Second low level white WC. Obscure double glazed outer window. Panelled ceiling with halogen downlights.

## SECOND FLOOR

Approached from the previously described staircase with the original spindled balustrade leading to the upper central landing with a Velux pivoting double glazed roof light giving natural light to the hall and stairs.

The second floor would be ideal to be used as a TEENAGERS SUITE and comprises:

## LOUNGE/BEDROOM

5.11m x 4.27m (16'9 x 14')

Very spacious second floor room which could easily be used as a teenagers lounge or indeed a further double bedroom. Part pitched ceiling. Double glazed window overlooks the side elevation. Fitted Velux roof light has views of York Road and has an integral blind. Panel radiator.



## SECOND FLOOR BEDROOM SUITE

5.08m x 3.99m (16'8 x 13'1)

Large double bedroom suite with double glazed window overlooking the front elevation. Two panel radiators. Ceiling Velux pivoting roof light. Part pitched ceiling. Original cast iron fire surround and grate has been retained.



## EN SUITE SHOWER ROOM/WC

2.21m into shower x 1.12m (7'3 into shower x 3'8)

With part ceramic tiled walls. Three piece suite comprises: step in shower compartment with a plumbed shower and sliding outer door. Vanity wash hand basin with chrome mixer tap and drawers beneath. Low level WC. Ceiling halogen downlights and extractor fan. Chrome heated ladder towel rail.

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## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a concealed Worcester 'combi' boiler in the first floor bathroom 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 and side of the property there are lawned family gardens with high privet hedging and centre block paved pathway leads from the wrought iron single gate to the front door with external coach light. There is a stone and grass driveway approaching the brick garage. To the side of the property and approached from the kitchen there is a useful court yard with a range of outbuildings including a wash house and brick store.

## GARAGE

5.31m x 4.88m (17'5 x 16')

Brick constructed garage with double timber doors but room for two cars with maneuvering. Power and light supplies. Part boarded storage loft.

## 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

## NOTE

Perfect opportunity for development into 2/3 mews houses subject to planning consent.

## LOCATION

This spacious period end of terraced house stands in spacious corner lawned gardens with established privet hedging and has excellent family accommodation including a teenagers suite on the second floor. The property lies adjacent to Clifton Drive South and being within just a five minutes stroll into the centre of St Annes square with its comprehensive shopping facilities and town centre amenities. Other local points of interest within just a few minutes walk include ROYAL LYTHAM & ST ANNES GOLF COURSE and the Beach and foreshore. Viewing recommended.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		71			
		41			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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