



ESTATE AGENTS • VALUER • AUCTIONEERS



32 Milbanke Avenue, Kirkham

- Semi Detached True Bungalow
- Superbly Appointed Throughout
- Lounge
- Modern Kitchen & Conservatory
- Three Bedrooms
- Modern Bathroom/WC
- Gardens Front And Rear
- Open Views to the Rear
- Garage & Driveway
- Close to Kirkham Centre

£220,000

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



www.johnardern.com



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ENTRANCE VESTIBULE

1.22m x 0.81m (4' x 2'8)

Approached through a UPVC outer door with inset obscure double glazed leaded panel. Matching full length obscure double glazed panel to the side of the door provides more good natural light. Tiled floor. Inner obscure glazed panel door leads to:

HALLWAY

5.03m x 2.49m max (16'6 x 8'2 max)

(max L shaped measurements) Spacious central hallway. Karndean wood effect flooring. Corniced ceiling. Single panel radiator. Fitted electric meter cupboard. Access to the part boarded loft space via a pull down ladder, with light and housing a Baxi combi gas central heating boiler (approx 12 months old). Recently fitted matching oak panelled doors lead off



LOUNGE

4.72m into bay x 3.89m (15'6 into bay x 12'9)

Tastefully appointed principal reception room. UPVC double glazed bay window overlooks the front elevation. Four top opening lights. Double panel radiator. Television aerial point. Focal point of the room is a fireplace with a display surround, raised hearth and matching inset supporting a gas coal effect living flame fire.



KITCHEN

3.96m x 3.28m (13' x 10'9)

Modern family kitchen with a UPVC double glazed window to the side elevation. Side opening light. Good range of eye and low level fixture cupboards and drawers. One and a half bowl single drainer sink unit with

centre mixer tap set in heat resistant roll edged work surfaces with ceramic splash back tiling. Built in appliances comprise: Prima five ring gas hob. Electric oven and grill below. Integrated fridge/freezer with a matching cupboard front. Single panel radiator. Ceramic tiled floor. Television aerial point. Inset ceiling spot lights. Square arch leads to:



CONSERVATORY

3.96m x 2.57m (13' x 8'5)

Delightful brick based conservatory with an insulated pitched ceiling and UPVC double glazed windows enjoying an outlook over the rear garden. Number of top opening lights. Recently fitted vertical window blinds. Double opening French doors give direct garden access. Matching ceramic tiled floor. Double panel radiator.



BEDROOM ONE

3.58m x 3.58m (11'9 x 11'9)

Nicely decorated principal double bedroom with a UPVC double glazed window overlooking the front garden. Two top opening lights. Single panel radiator



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BEDROOM TWO

3.56m x 3.00m (11'8 x 9'10)

Second double bedroom with a UPVC double glazed window overlooking the rear garden with lovely views beyond. Two top opening lights. Single panel radiator. Television aerial point



BEDROOM THREE

3.61m x 3.28m max (11'10 x 10'9 max)

(max L shaped measurements) Third well proportioned bedroom. UPVC double glazed window overlooking the rear elevation, again enjoying the views of the playing fields beyond. Two top opening lights. Single panel radiator. Television aerial point



BATHROOM/WC

2.74m x 2.54m (9' x 8'4)

Modern spacious family bathroom comprises a four piece white suite. UPVC obscure double glazed window with top opening light. Corner panelled bath with centre mixer tap. Wide step in shower cubicle with a Mira Excel shower and sliding curved glazed doors. Pedestal wash hand basin with centre mixer tap. Low level WC completes the suite. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Panelled ceiling with inset spot lights and extractor fan. Fitted wall mirror.



OUTSIDE

To the front of the bungalow is an attractive walled garden laid for ease of maintenance with an artificial lawn, supported by well maintained flower and shrub borders. A paved pathway leads to the front entrance. A matching driveway provides off road parking and leads down the side of the property through double opening wrought iron gates. External gas meter.

To the immediate rear is a delightful landscaped garden enjoying lovely views of the sports playing fields to the rear, with a timber gate giving direct access. Again the garden has been laid with an artificial lawn and having a spacious adjoining recently laid Indian stone paved patio area. Solar lights to the fence panels and side stone chipped borders with inset maturing shrubs. Garden tap.



GARAGE

4.78m x 2.74m (15'8 x 9')

Single car garage approached through an up and over door with a pitched and tiled roof. External security lighting. UPVC window gives some natural light. Power and light supplies connected. Plumbing for an automatic washing machine and space for adjoining tumble dryer.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler (approx 12 months old with 10 year warranty) in the loft serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

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 C

32 Milbanke Avenue, Kirkham

LOCATION

This superbly appointed three bedroomed semi detached true bungalow enjoys a popular residential location on Millbanke Avenue with views and access to the rear on to the William Segar Hodgson playing fields. The property is situated within a easy reach of the town centre of Kirkham with it's comprehensive shopping facilities, amenities, primary and secondary schools, including Kirkham Grammar. The M55 motorway access is also within minutes driving distance. Internal viewing essential.



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 October 2020



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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