



ESTATE AGENTS • VALUER • AUCTIONEERS



11 Queen Mary Avenue, Lytham St Annes

- Superb Detached True Bungalow
- Two Reception Rooms
- Conservatory
- Fitted Kitchen
- Two Double Bedrooms
- En Suite & Shower Room/WC
- Walled Gardens Front & Rear
- Garage & Driveway
- Gas CH & Double Glazing
- No Onward Chain

£395,000

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



www.johnardern.com



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CENTRAL PORCH ENTRANCE

1.91m x 1.02m (6'3 x 3'4)

Approached through double glazed outer door with matching side paneling. Meter cupboard containing the electric meter and circuit breaker fuse box. Obscure glazed inner door and side window open to:

ENTRANCE HALLWAY

3.23m x 3.12m (10'7 x 10'3)

Nicely proportioned central hallway with corniced ceiling. Double panel radiator.

LOUNGE

5.11m into bay x 4.45m (16'9 into bay x 14'7)

Extremely attractive and well planned principle reception room. Curved bay window overlooks the front garden. Inset double glazed windows with leaded lights and decorative glass work. The focal point of the room is a most attractive tiled fireplace with inset Italian marble and gas coal effect living flame fire standing on a matching tiled hearth. Two double panel radiators. Corniced ceiling and centre rose. Side matching double glazed obscure leaded window gives further light.



KITCHEN

3.53m x 3.35m (11'7 x 11')

Well fitted kitchen with a range of wall and floor mounted cupboards and drawers. Corner carousel and two sliding pantry cupboards. Turned laminate working surfaces with discreet downlighting. Inset one and a half bowl stainless steel single drainer sink unit with chrome mixer tap. Plumbing facilities for both automatic washing machine and dishwasher. Built in appliances comprise: fan assisted electric automatic oven and grill. Zanussi four ring gas hob in stainless steel surround. Matching Zanussi curved glass and stainless steel illuminated extractor hood above. Built in larder fridge. Cupboard contains a Worcester combi central heating boiler with integral programmer control. Part tiled walls. Panel radiator. Leaded double glazed window overlooks the side elevation. uPVC double glazed outer door gives access to the rear garden. Matching leaded double glazed opening window is integral to the sun lounge. Ceiling LED downlights.

DINING ROOM

3.56m x 3.28m (11'8 x 10'9)

Second well planned reception room with sliding double glazed patio doors overlook and give access into the conservatory with the gardens beyond. Double panel radiator. Interconnecting door leads to the adjoining kitchen.



BEDROOM SUITE ONE

4.70m into bay x 3.96m (15'5 into bay x 13')

Extremely well planned and fitted principle double bedroom. Excellent range of modern white fitted wardrobes with mirror fronted double doors. Matching bedside drawer units and further cupboards and drawers. Mirror fronted medicine cabinet. Double panel radiator. Access to loft via a folding ladder, the loft is part boarded and fully insulated.

CONSERVATORY

3.25m x 2.67m (10'8 x 8'9)

uPVC double glazed conservatory with pitched insulated ceiling. Central double opening doors and side door give access to the rear garden. Double panel radiator.

N.B. Due to the double glazing and central heating the conservatory is used as a further reception room throughout the year.

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EN SUITE WC

2.31m x 0.76m (7'7 x 2'6)

With ceramic tiled walls. Three piece modern white suite comprises: fixture wash hand basin with off set mixer tap and cupboard beneath and matching accessories. Low level WC and separate bidet. High level white ladder heated towel rails. Obscure double glazed outer window. LED downlights and extractor fan.

SHOWER ROOM/WC

2.34m x 1.65m (7'8 x 5'5)

With ceramic wall tiles. Modern white three piece suite comprises: step in tiled shower compartment with a plumbed shower and curved sliding outer door. Vanity wash hand basin with chrome mixer tap and cupboard beneath. Mirror fronted medicine cabinet above. The suite is completed by a low level WC. Chrome heated ladder towel rail. Chrome obscure double glazed outer window with side opening light. Ceiling LED downlights and extractor fan.



BEDROOM TWO

4.47m into bay x 3.76m (14'8 into bay x 12'4)

Second well proportioned double bedroom. Curved bay window overlooks the front garden. Inset uPVC double glazed units with leaded lights and decorative glass work. The bedroom has a range of modern fitted wardrobes with centre mirror fronted door. Double panel radiator. Side matching obscure double glazed window.



CENTRAL HEATING

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

DOUBLE GLAZING

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

OUTSIDE

To the front of the bungalow there is a mature garden laid for ease of maintenance with stone crazy paved wide driveway and turning point leading down the side of the bungalow to the brick garage. Stone chipped centre feature with well stocked mature shrubs and plants. External coach light and security lighting.

To the rear there is an enclosed walled garden laid to lawn with raised paved sun terrace and second patio and well stocked curved flower beds with plants and shrubs. The garden enjoys a sunny position. Further lighting and a garden store behind the garage.



GARAGE

6.45m x 2.62m (21'2 x 8'7)

Brick constructed garage with electrically operated up & over door and side double glazed obscure personal door and matching obscure double glazed windows give natural light. Power and light supplies. Pitched tiled roof.

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.

LOCATION

This very attractive detached true bungalow is situated in a very convenient and

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sought after address constructed in the 1960s and situated adjoining Clifton Drive South and being within easy reach of the beach and foreshore. Local shops on Woodlands Road at Ansdell and Alexandria Drive and being approx just over a mile to the centre of St Annes Square with it's comprehensive shopping and town centre amenities.

Queen Mary Avenue also runs very close to ROYAL LYTHAM AND ST ANNES GOLF COURSE.

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.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

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



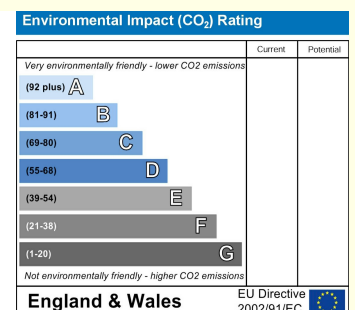
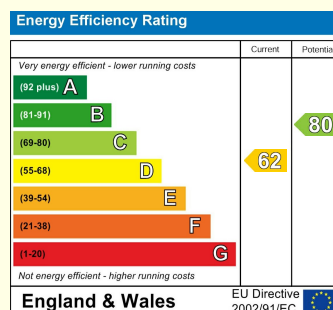
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