



ESTATE AGENTS • VALUER • AUCTIONEERS



Beaumaris 19 Shalbourn Road, Lytham St Annes

- Detached Family House
- Excellent Location Close to Beach
- Two Reception Rooms
- Kitchen & Conservatory
- Utility & Cloaks/WC
- Four Bedrooms
- En Suite Shower/WC & Bathroom
- Tandem Garage & Driveway
- Gardens Front & Rear
- Freehold & EPC Rating E

£469,950

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



www.johnardern.com



Beaumaris 19 Shalbourn Road, Lytham St Annes

GROUND FLOOR

FRONT PORCH ENTRANCE

2.49m x 2.44m (8'2 x 8')

With uPVC double glazed door and matching side windows. Ceramic tiled floor.

ENTRANCE HALL

5.05m max x 2.03m (16'7 max x 6'8)

Delightfully appointed central hallway with panelled turned staircase and under stair cloaks/store cupboard. Double panel radiator. Corniced ceiling.

CLOAKS/WC

2.29m x 1.24m (7'6 x 4'1)

'L' shaped measurements. Roca fitted white suite comprises: vanity wash hand basin set in a turned laminate surround with splash back tiling and cupboard beneath. Semi concealed low level WC. Obscure double glazed outer window with top opening light. Chrome heated ladder towel rail. Wood laminate floor. Useful side store cupboard.

LOUNGE

5.21m x 4.01m (17'1 x 13'2)

Extremely well appointed principal reception room. Original leaded internal window looks through the front sun lounge. Double opening uPVC double glazed doors give access into the conservatory. The focal point of the lounge is a marble and tile fireplace with matching side marble topped display and having a gas coal effect living flame fire. To both sides of the chimney breast there are inglenook style windows with the original leaded lights set in uPVC double glazed units. Covered ceiling. Double panel radiator.



CONSERVATORY

3.58m x 3.20m (11'9 x 10'6)

With ceramic tiled floor. Double glazed windows with pitched insulated ceiling overlook the rear enclosed garden. Double opening side doors give garden access. Dimplex electric convector heater.

DINING ROOM

4.88m into bay x 3.58m (16' into bay x 11'9)

Extremely attractive and spacious second reception room. Stone dressed bay window overlooks the front garden. Inset leaded double glazed units. Double panel radiator. Coved ceiling.



BREAKFAST KITCHEN

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

Extremely well fitted family breakfast kitchen with a range of wall and floor mounted cupboards and drawers. Turned laminate working surfaces. Concealed downlighting. Part tiled walls. Matching peninsula breakfast bar. Inset Franke single drainer stainless twin bowl sink unit with chrome mixer tap. Plumbing facilities for automatic dishwasher. Built in appliances comprise: Neff automatic fan assisted electric oven. Four ring electric hob. Illuminated extractor hood above. Two double glazed windows overlook the side and rear elevations. Ceiling halogen downlights. One double panel radiator and further single panel radiator.



LAUNDRY ROOM

3.00m x 2.79m (9'10 x 9'2)

With ceramic floor and part wall tiles. Range of wall and base units with laminate turned working surfaces. Inset Thor single drainer stainless steel sink unit. Plumbing facilities for automatic washing machine. Wall mounted Worcester gas central heating boiler. Panel radiator. Two double glazed windows overlook the rear garden. Adjoining matching double glazed outer door. Integral obscure double glazed door gives access directly into the tandem double garage.



FIRST FLOOR

Approached from the previously described turned panel staircase with attractive original leaded obscure window set in uPVC double glazed unit on the half stair giving further light to the hall, stairs and landing.

LANDING

3.12m x 2.36m (10'3 x 7'9)

Attractive central landing with original circular single glazed window having discreet views of the Ribble Estuary.

BEDROOM ONE

4.80m into bay x 3.05m (15'9 into bay x 10')

Spacious and very attractive principle double bedroom. Stone dressed bay window with concealed double glazed units with leaded lights. Panel radiator. Range of fitted wardrobes on one wall. Corniced ceiling.

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BEDROOM SUITE TWO

3.66m plus wardrobes x 2.59m (12' plus wardrobes x 8'6)

Nicely appointed second double bedroom. Double glazed window overlooks the side elevation with single opening light. Further original obscure secondary glazed leaded window gives further light. The bedroom has a range of fitted wardrobes. Double panel radiator. Loft access with a roof ladder and the loft is partially boarded. Centre door leads to:



EN SUITE SHOWER ROOM/WC

2.74m x 2.01m (9' x 6'7)

With ceramic floor and wall tiles. Three piece suite comprises: tiled step in shower compartment with a plumbed shower and sliding outer door. Vanity wash hand basin set in a turned surround with cupboards beneath and having an adjoining semi concealed low level WC. White heated ladder towel rail. Obscure double glazed outer window with top opening light.



BEDROOM THREE

2.59m x 2.31m plus entrance reveal (8'6 x 7'7 plus entrance reveal)

Deceptive third bedroom with double glazed window with side opening light overlooks the rear garden. Panel radiator. Range of fixture wardrobes with adjoining drawer units. Coved ceiling.



BEDROOM FOUR

3.20m x 2.62m (10'6 x 8'7)

At present furnished and used as a study/office but was originally intended as a single bedroom. Leaded double glazed replacement window overlooks the front garden. Centre opening light. Panel radiator. Corniced ceiling.



BATHROOM

2.36m x 1.98m (7'9 x 6'6)

With ceramic floor and wall tiles. Two piece suite comprises: Panelled bath with centre mixer tap and having a plumbed shower and pivoting screen. Vanity wash hand basin set in a turned laminate surround with cupboards beneath and mirror over with canopy halogen downlights and adjoining cupboards. Wall mounted shaving point. Chrome heated ladder towel rail. Panelled ceiling with halogen downlights. Obscure double glazed outer window with top opening light.

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SEPARATE WC

1.73m x 0.79m (5'8 x 2'7)

Matching ceramic floor and wall tiles. Roca low level white suite. Obscure double glazed outer window with top opening light. Panelled ceiling with two halogen downlights.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester Bosch wall mounted combi boiler serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows are DOUBLE GLAZED with the majority having uPVC frames.

OUTSIDE

To the front of the property there is an extremely well maintained mature garden laid for ease of maintenance with crazy paved central area and well stocked curved shrub and flower borders with established trees. Asphalt driveway gives ample off road car parking and leads down the side of the house to the DOUBLE GARAGE. External power point and lighting.

To the immediate rear there is a delightful walled garden laid principally to lawn with raised shrub and flower borders and timber decked patio adjoining the conservatory. External lights. Garden tap. Aluminum framed greenhouse with mature vine and useful timber garden store behind the garage.

TANDEM DOUBLE GARAGE

9.55m x 2.36m (31'4 x 7'9)

With electrically operated roller door and direct personal door into the utility room. Further door leads to the garden. Power, light and water supplies. Single glazed obscure window gives natural light

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 F

LOCATION

This extremely attractive detached family home is situated in a sought after tree lined avenue which runs parallel to South Promenade and Clifton Drive and within yards from AKS Schools. This area of St Annes lies again within a short walk to the beach and foreshore and being very close to ROYAL LYTHAM AND ST ANNES GOLF COURSE and approx 1 mile to the centre of St Annes Square. There are local shops on Alexandria Drive. Transport services run along Clifton Drive South to both St Annes and Lytham centres.

Viewing recommended.

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 October 2020



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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