



ESTATE AGENTS • VALUER • AUCTIONEERS



## 18 King Edward Avenue, St Annes

- Spacious Detached Bungalow
- Large Lounge & Conservatory
- Fitted Kitchen & Utility Room
- Three Ground Floor Bedrooms
- Ground Floor En Suite & Bathroom/WC
- Three 1st Floor Bedrooms
- 1st Floor En Suite & Bathroom/WC
- Gardens Front & Rear
- Garage & Off Road Parking
- Close to the Beach

**£585,000**

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



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





## 18 King Edward Avenue, St Annes

### GROUND FLOOR

Open canopied entrance.

### ENTRANCE HALL

9'4 x 9'2

Approached through double opening modern doors with double glazed obscure stained glass panels above. Hardwood turned staircase leads to the first floor. Double panel radiator. Pitched ceiling with halogen downlights. Under stair cloaks/store cupboard (6'4 x 4'2) with side hanging rails and wall light.

### INNER HALL

12' x 10'4



Spacious inner hallway. Single panel radiator. Useful cloaks/store cupboard (5'6 x 4'3) with double glazed window overlooking the rear garden. Electric meter cupboard.

### REAR PORCH

5'9 x 5'8



With ceramic tiled floor. Double glazed windows and matching

outer door overlooks and gives access to the enclosed rear garden.

### LOUNGE

18' into bay x 17'8



Superb very spacious and well planned principle reception room. Double glazed bay window with upper opening lights overlooks the front garden. Matching curved panelled radiator. The focal point of the room is a stone fireplace with log effect remote controlled gas living flame fire with canopy standing on a matching stone hearth. Side double glazed window looks towards the beach and foreshore. Double panel radiator. Fitted wall lights.

### KITCHEN

19' max x 9'9

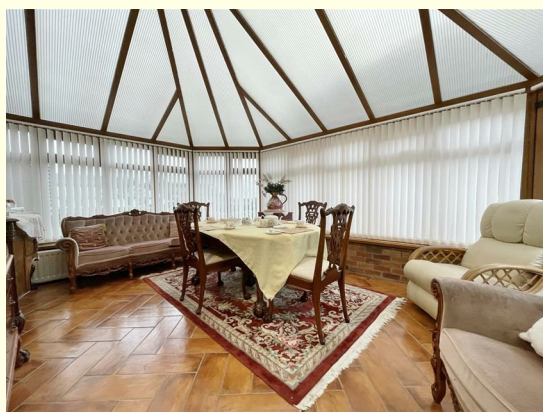


Extremely well fitted family kitchen being open plan to the adjoining DINING CONSERVATORY. Feature tiled floor. Excellent range of wall and floor mounted cupboards and drawers. Turned laminate working surfaces with discreet

downlighting. Inset twin bowl single drainer stainless steel sink incorporating a waste disposal unit. Built in appliances comprise: Town & Country automatic electric oven and grill. Electrolux four ring gas hob with illuminated extractor canopy above. Integrated Diplomat dishwasher. Part tiled walls. Double glazed window with lower opening light overlooks the rear garden.

### **DINING-CONSERVATORY**

**18'4 x 12'4**



With matching floor tiles. Double glazed windows and insulated pitched ceiling. Off set double opening doors lead to the rear garden. One double and separate single panel radiator.

### **UTILITY PORCH**

**10'7 x 5'6**

With ceramic floor tiles. Double drainer stainless steel sink unit. Plumbing facilities for automatic washing machine. Turned laminate working surface. Wall mounted Baxi gas central heating boiler. Double glazed window and matching single obscure outer door with double glazed panels. Two single glazed windows.

### **BEDROOM WING**

Leading from the inner hall with double doors revealing spacious cloaks/store cupboard with further storage above.

### **BEDROOM SUITE ONE**

**17'1 x 12'7**



Spacious principle double bedroom. Two double glazed windows enjoy delightful views looking over the front and side gardens. Two single panel radiators. Ceiling halogen downlights. Range of fitted wardrobes with storage cupboards above. Matching fitted headboard with bedside units.

### **WALK THROUGH DRESSING ROOM**

**12'6 x 9'2**



With a range of freestanding mirror fronted wardrobes. Two double glazed windows overlook the rear and side elevations. Panel radiator. Archway gives access to:



# 18 King Edward Avenue, St Annes



## EN SUITE SHOWER ROOM/WC

8'4 into shower x 2'8



Ceramic floor and wall tiles. Three piece modern white suite comprises: step in shower compartment with a Triton electric shower and folding outer door. Vanity wash hand basin with chrome mixer tap and mirror over and cupboard beneath. The suite is completed by a low level WC. Chrome heated ladder towel rail. Obscure double glazed outer window. Panel ceiling with halogen downlights.

## BEDROOM TWO

14'1 x 11'2 plus wardrobes

Large second double bedroom. Double glazed window overlooks the front garden. Range of fitted wardrobes with sliding mirror fronted doors and side open book shelves. Panel radiator.

## BATHROOM/WC

8'9 x 7'3



With ceramic floor and wall tiles. Three piece modern white

suite comprises: tiled panelled bath chrome mixer taps. Fixture wash hand basin with matching chrome mixer tap and mirror above. The suite is completed by a low level WC. Panelled ceiling with halogen downlights. Chrome heated ladder towel. Obscure double glazed outer window with side opening light.

## FIRST FLOOR

Approached from the previously described turned staircase with a Velux double glazed roof light giving further light to the hall, stairs and upper landing.

## LANDING

With hardwood spindled balustrade. Panel radiator. Further open landing with panel radiator and Velux pivoting double glazed roof light overlooks the rear elevation. Access to the rear roof void.

## BEDROOM SUITE TWO

17'9 x 16'



(max 'L' shape measurements) Large double bedroom with pitched ceiling having three Velux double glazed roof lights having views of the front and rear gardens. Fixture wardrobe with sliding doors. Access to the front roof void. Two double panel radiators.

## ENSUITE SHOWER ROOM/WC

10'6 x 5'3

With ceramic floor and part wall tiles. Three piece white suite comprises: step in shower compartment with an electric shower and pivoting outer door. Pedestal wash hand basin with splash back tiling and mirror over. The suite is completed by a low level WC. Wide heated ladder towel rail. Access to roof void. Pitched ceiling with Velux pivoting double glazed roof light.

## **BEDROOM FOUR**

**17'9 x 12'5**



Further large double bedroom with pitched ceiling and having two Velux double glazed roof lights overlooking the front and rear garden. Two panel radiators. Range of fixture wardrobes with lower access to the front and rear roof voids. Halogen ceiling downlights.

## **BEDROOM FIVE**

**13'5 x 10'3**

With pitched ceiling and halogen downlights. Velux double glazed roof light overlooks the front garden. Fixture wardrobe with open shelving and access to the front roof void. Double panel radiator.

## **BATHROOM/WC**

**13'9 x 6'6**

With ceramic floor tiles. White three piece suite comprises: panelled bath with gold plated mixer tap and hand shower and splash back tiling. Pedestal wash hand basin with matching splash back tiling and mirror over. The suite is completed by a low level WC. White heated ladder towel rail. Pitched ceiling with Velux double double glazed roof light.

## **CENTRAL HEATING**

The property enjoys the benefit of gas fired central heating from two separate boilers, Baxi in the ground floor porch and an Alpha on the first floor serving panel radiators and domestic hot water.

## **DOUBLE GLAZING**

Where previously described the principle windows have been replaced with DOUBLE GLAZED units and further Velux pivoting double glazed units on the first floor.

## **OUTSIDE**



To the front of the property there is a mature lawned garden with flower and shrub borders, paved pathway to the front door and asphalted driveway leads down the side of the bungalow offering excellent off road car parking and approaches the brick garage.

To the immediate rear there is a paved court yard adjoining the garage and wrought iron gate leads to the rear enclosed garden laid to lawn with paved pathways and having timber and glass SUMMER HOUSE with pitched roof. External gas meter.

## **BRICK GARAGE**

**18'8 x 9'9**

With up & over and side personal door. Double glazed window gives natural light. Power and light supplies connected.

## **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 G.

## **LOCATION**

This substantial detached corner bungalow enjoys a commanding position on King Edward Avenue and the junction of The Boulevard facing the grounds of AKS Schools and being within 200 yards from the beach and foreshore. There are transport services running along Clifton Drive South to both St Annes and Lytham centres.

An internal inspection is strongly recommended to fully appreciate the very well planned and spacious accommodation which could easily be adapted for clients wishing to have a true bungalow with the benefit of a first floor

# 18 King Edward Avenue, St Annes

for when the family come to stay.

Viewing recommended.

## 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 November 2020



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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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		65	<b>England &amp; Wales</b>		74
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	



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