



ESTATE AGENTS • VALUER • AUCTIONEERS



## 4 Channing Road, Fairhaven

- Detached True Bungalow
- Popular Location
- Lounge
- Fitted Dining Kitchen
- Two Bedrooms & Dressing Area
- Modern Shower Room/WC
- Landscaped Gardens Front & Rear
- Garage & Off Road Parking
- No Onward Chain
- Leasehold & EPC Rating D

**£379,950**

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



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



## 4 Channing Road, Fairhaven

### OPEN PORCH ENTRANCE

Tiled floor.

### ENTRANCE HALLWAY

4.42m x 1.52m (14'6 x 5')

Nicely appointed central hallway. Approached from a uPVC double glazed outer door with upper obscure panel. Double panel radiator on the inner wall. Side electric meter cupboard. Corniced ceiling. Access to loft with loft ladder. Open hanging cloaks/display cupboard. Modern doors to all rooms. Telephone point.

### LOUNGE

5.18m x 4.39m (17' x 14'5)

Superb spacious lounge. Double glazed windows overlook the front garden and side south facing elevation. The focal point of the room is a 'hole in the wall' gas pebble effect living flame fire. Two inglenook style matching double glazed windows enjoy south facing sunny aspect. Corniced ceiling. Telephone and television aerial points. Six double 13 Amp power points.



### DINING KITCHEN

4.95m x 3.23m (16'3 x 10'7)

Extremely well fitted modern kitchen. Excellent range of wall and floor mounted cupboards and drawers. Turned laminate working surfaces with discreet downlighting and having a matching peninsular breakfast bar with inset one & a half bowl single drainer stainless steel sink unit. Built in appliances comprise: Hotpoint automatic fan assisted oven and grill. Matching Hotpoint five ring gas hob with stainless steel surround and illuminated glass and stainless steel extractor canopy above. Integrated fridge and freezer. Integrated Hotpoint dishwasher and Indesit washing machine. Solid wood strip floor. Part ceramic tiled walls. Double panel radiator adjoins the dining area with double glazed window above with lower opening light. Double opening double glazed doors overlook and give access to the private enclosed rear garden. Eight ceiling halogen downlights. Fourteen visible 13 Amp power points.



### BEDROOM ONE

3.71m x 3.23m (12'2 x 10'7)

Spacious well appointed principal double bedroom. Double glazed window with side opening light overlooks the driveway. Double panel radiator. Corniced ceiling with four halogen downlights. Square arch gives access into the dressing area (8ft9 x 3ft2) with fitted hanging rails. Period style central heating radiator. Four double 13 Amp power points.



### BEDROOM TWO

3.68m x 3.30m (12'1 x 10'10)

Second well appointed double bedroom. Double glazed window with side opening lights overlooks the front garden. Double panel radiator. Corniced ceiling. Four double 13 Amp power points.

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## SHOWER ROOM/WC

**3.66m into shower x 1.75m (12' into shower x 5'9)**

Superb modern three piece white suite comprising: tiled step in double shower with plumbed shower and overhead light. Vanity wash hand basin set in a turned laminate surround with cupboards beneath and inset mirror above with wall mounted shaving point and canopied downlighting. The suite is completed by a semi concealed low level WC. Chrome heated ladder towel rail. Ceramic tiled walls and tiled floor. Four halogen downlights. Double glazed window with top opening light overlooks the rear elevation.



## GARAGE

**5.18m x 2.90m (17' x 9'6)**

External measurements. Concrete constructed SINGLE CAR garage with up & over and side personal door and single glazed window gives natural light. Power, light and water supply.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Potterton combi boiler in the kitchen serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## LOCATION

This superb two bedroomed detached true bungalow was built in the 1950s and enjoys an excellent location within 50 yards from ROYAL LYTHAM GOLF COURSE and approximately five minutes strolling distance into the centre of Ansdell with its comprehensive shopping facilities, railway station and all amenities. Other local points of interest within a very short walk include FAIRHAVEN LAKE with its leisure and sporting

## OUTSIDE

To the front of the bungalow there is delightful garden laid for ease of maintenance with stone flagged area's and well stocked shrub, conifer borders. Asphalted driveway and pathways give excellent off road car parking and lead down the side of the bungalow to the GARAGE.

To the immediate rear there is an enclosed garden again laid for ease of maintenance with well stocked shrub and flower beds supporting mature tree's. Due to its situation the garden enjoys a side south facing sunny aspect.

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attractions and there are transport services running along Clifton Drive to both Lytham and St Annes principal centres. No onward chain

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £11. Council Tax Band D

## 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto: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](http://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



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

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

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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	57	66	(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
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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