JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS

14 Ashton Street, Lytham

- Period House Approx 1870
- In Heart Of Lytham
- Two Reception Rooms
- Modern Fitted Kitchen
- Three Bedrooms
- Bathroom/WC & Shower/WC
- Rear Patio Garden
- Gas Central Heating
- Viewing Recommended
- No Onward Chain

Offers In The Region Of £385,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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GROUND FLOOR

VESTIBULE ENTRANCE
1.32m x 1.04m (4'4 x 3'5)
Approached from an original outer door with upper single glazed fan light. Ceramic tiled floor and sunken mat well. Inner original door with upper obscure leaded and stained glass paneling.

ENTRANCE HALL
3.81m x 1.32m (12'6 x 4'4)
Nicely appointed and decorated central hallway. Carpeted floor. Double panel radiator. Carpeted staircase leads off with side hand rail. Original corniced ceiling and archway. Double 13 amp power point. Replacement pine and semi obscure glazed doors to ground floor rooms.

LOUNGE
4.95m into bay x 3.66m (16'3 into bay x 12')
Nicely appointed principal reception room. Stone dressed bay window overlooks the front garden. Centre sash window. The focal point of the room is a recessed chimney breast with cast iron coal effect gas living flame stove standing on a raised stone hearth. Corniced ceiling and centre rose. Five double 13 amp power points. Television aerial lead and telephone point.

DINING ROOM
4.17m x 3.61m (13'8 x 11'10)
Second well proportioned and appointed reception room. Sash window overlooks the rear walled patio garden. Double panel radiator. Recessed chimney breast with stone hearth. Stripped pine adjoining cupboards with open shelving. Three double 13 amp power points and television aerial lead and telephone point. Useful under stair cloaks/meter cupboard with three steps leading to the lower level having modern electric circuit breaker fuse box.

KITCHEN
3.66m x 2.67m (12' x 8'9)
Modern (3yrs old) extremely well fitted kitchen with an excellent selection of wall and mounted cupboards and drawers. Composite modern working surfaces with concealed downlighting. Inset stainless steel one and a half bowl sink unit with chrome mixer tap. Plumbing facilities adjoin for the Beko automatic washing machine. Integrated appliances comprise: Zanussi automatic fan assisted electric oven with combination 'Whirlpool' microwave oven above. Zanussi four ring gas hob in stainless steel surround and tiled splash back. Matching Zanussi stainless steel and curved glass illuminated extractor canopy above. Integrated larder fridge and matching freezer below. Separate Neff freezer. Built in Whirlpool dishwasher. Concealed Worcester gas central heating boiler (Dec 15). Halogen ceiling downlights. Ceramic tiled floor. Contemporary wall mounted white radiator. Three visible 13 amp power points. Two windows overlook the rear elevation. Outer door.

FIRST FLOOR
Approached from the previously described staircase leading to the upper split level carpeted landing.

LANDING
5.79m x 1.63m (19' x 5'4)
With wrought iron balustrade. Three 13 amp power points. Glazed roof light giving borrowed light to the stairs and upper landing. Loft, approached from a folding loft ladder, we understand the loft is boarded and has a light.

BEDROOM ONE
3.96m x 2.97m (13' x 9'9)
Well appointed principal double bedroom. Original sash window with fitted blind overlooks the front elevation. Double panel radiator. Three double 13 amp power points. Fixture cupboard with double doors and storage above. open shelving adjoining the chimney breast. Fitted carpet.

BEDROOM TWO
3.61m x 3.40m (11'10 x 11'2)
Second good sized double bedroom. Original sash window overlooks the rear elevation. Fitted blind. Panel radiator. Matching carpet. Three 13 amp power points. Corniced ceiling. Fixture cupboard adjoins the chimney breast with double doors and matching storage above.

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BEDROOM THREE
2.97m x 2.08m (9'9 x 6'10)
Larger than average third bedroom. Original sash window overlooks the front elevation. Fitted roller blind. Double panel radiator. Three double 13 amp power points. Fitted carpet.

BATHROOM/WC
2.62m x 2.62m (8'7 x 8'7)
(max 'L' shape measurements) Modern recently installed white 'period style' three piece suite comprises: freestanding roll topped bath with chrome mixer taps and hand shower. 'Savoy' vanity wash hand basin set in a laminate surround with chrome mixer tap and cupboard beneath. The suite is completed by a low level WC. Chrome heated ladder towel rail. Separate single panel radiator. Tiled floor. Ceiling halogen downlights. Wall mounted extractor fan. Obscure double glazed sash window with roller blind. High level display shelving.

SHOWER ROOM/WC
1.93m x 1.68m (6'4 x 5'6)
With matching ceramic tiled floor. Period style white modern three piece suite comprises: corner step in tiled shower compartment with a rain drop over head shower and separate hand shower and curved sliding outer door. Savoy fixture wash hand basin with chrome support and fitted mirror above. The suite is completed by a low level WC. Panel radiator. Obscure sash window. Ceiling down lights and wall mounted extractor fan.

CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a Worcestor combi boiler installed Dec 2015 and serving panel radiators (thermostatic valves) and giving instantaneous domestic hot water.

OUTSIDE
To the front of the property there is an easily managed garden with centre lawn and well stocked rose and flower border. External coach light.

To the immediate rear there is a walled patio garden laid for ease of maintenance with raised side flower borders with climbing plants and shrubs. Rear gate gives access to a pedestrian passageway. External garden tap and lighting.

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 £5. Council Tax Band D

LOCATION
This tastefully appointed mid terraced period property, being part of Guilsborough Terrace constructed in 1870 is situated in this sought after residential town centre position being within approx 200 yards from the LYTHAM GREEN. Lytham centre with with it's attractive tree lined shopping facilities and town centre amenities are within just a few minutes stroll away. Local bus routes run regularly and can be found just a few yards away on Church Road together with Lytham Railway Station giving easy access to Preston Station.

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

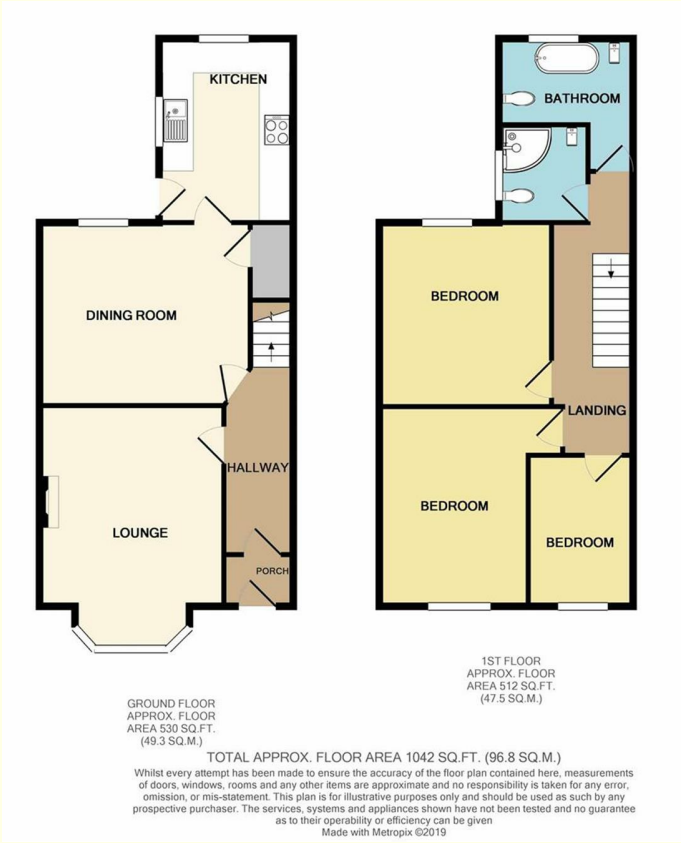
THE GUILD
John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have 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

14 Ashton Street, Lytham

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 our their own investigations before contract. Details Prepared April 2019



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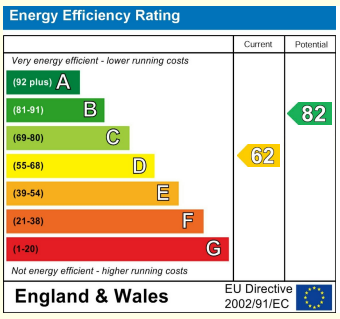
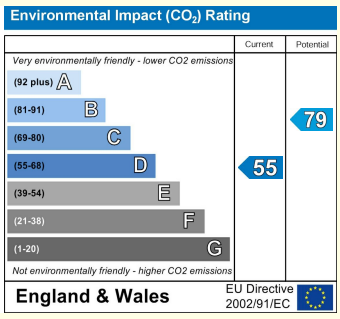
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55

6 Park Street, Lytham, Lancashire, FY8 5LU
Tel: 01253 795555 • Fax: 01253 794455
www.johnardern.com
Principal: John M.Ardern FNAEA
Sales Manager: Zoe J. Ardern (BAHons) MNAEA





The Property Ombudsman

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