



ESTATE AGENTS • VALUER • AUCTIONEERS



5 Riversleigh Avenue, Lytham

- Superb Semi Detached House
- Three Reception Rooms
- Fitted Breakfast Kitchen
- Four 1st Floor Bedrooms
- Bathroom/WC & Shower Room/WC
- 2nd Floor 5th Double Bedroom
- En Suite WC
- Cellar & Brick Outbuildings
- Off Road Parking
- Landscaped Walled Gardens

£575,000

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



www.johnardern.com



5 Riversleigh Avenue, Lytham

GROUND FLOOR

Impressive front entrance with external wall mounted coach light. Large hardwood outer door with glazed panel over leads to:

ENTRANCE VESTIBULE

5'10 x 5'5

Ceramic tiled floor. Corniced ceiling and overhead light. Dado rails have been retained. Inner stripped pine door with stained glass panels opens and leads to:

HALLWAY

26'8 x 5'10

Tastefully appointed entrance hallway. Glazed panels to either side of the inner door provide good natural light to the hall and stairs. Double panel radiator. Corniced ceiling. Staircase with white spindled balustrade leads to the first floor landing. Ceramic tiled floor with electric underfloor heating. Two wall light points. Telephone point. White panelled doors lead off.

SMALL CELLAR

Useful small cellar. Approached from a concealed staircase off the hallway with side hand rail. Power and light supplies connected. Gas meter. Providing useful storage space. Space for tumble dryer.

LOUNGE

18'10 into bay x 13'9



Spacious principal reception room. Walk in square bay window overlooks the front garden. Upper stained glass leaded lights. Two side opening windows. Corniced ceiling with centre decorative rose. Double panel radiator. Focal point of the room is a stone fireplace with display surround, raised hearth and matching inset supporting a gas coal effect living flame fire.

SITTING ROOM

15'5 x 12'9



Second spacious family reception room. Sash window overlooks the rear garden. Additional sash window to the side elevation. Fitted plantation shutters. Stripped and painted wood floor. Single panel radiator. Corniced ceiling and centre rose. Television aerial point. Focal point of the room is again an attractive fireplace with display surround, raised polished hearth and inset with a gas coal effect living flame fire.

DINING ROOM

16'5 x 12'10



Third well proportioned reception room currently used as a formal dining room. Sash window overlooks the side courtyard garden area. Polished wood floor. Corniced ceiling. Single panel radiator. Two wall light points. Open display book shelving to the chimney recess. Stripped pine door leads to a useful store cupboard and houses a wall mounted Glowworm gas central heating boiler. Leading to:

BREAKFAST KITCHEN

13'7 x 12'8



Most attractive farmhouse style family breakfast kitchen. Comprising an excellent range of eye and low level cupboards and drawers. Granite work surfaces. Shaws Classic ceramic twin bowl sink unit with centre mixer tap. Set in heat resistant roll edged work surfaces. Matching central island unit with cupboards and drawers below and two slide out basket drawer units. Large useful pantry unit. Built in appliances comprise: Miele five ring gas hob with an illuminated extractor over. Bosch electric double oven and grill. Integrated fridge/freezer. Integrated Bosch dishwasher and washing machine with matching cupboard fronts. Panelled ceiling with a number of inset ceiling spot lights. Two sash windows overlook the side courtyard. Single panel radiator. Part glazed hardwood outer door gives direct access to the rear garden. Ceramic tiled floor with electric underfloor heating.

FIRST FLOOR LANDING

Spacious split level landing area approached from the previously described staircase with matching white spindled balustrade. Decorative corniced ceiling and centre rose. Feature stained glass roof light. Two single panel radiators. White panelled doors lead off. Concealed turned staircase leads to the second floor. Useful understairs store cupboard.

MASTER BEDROOM

18'8 into bay x 12'



Large master double bedroom. Tastefully appointed and decorated. Walk in square bay window enjoys views to the front elevation. Upper stained glass leaded lights. Two side opening windows. Fitted plantation shutters. Corniced ceiling and centre rose. Double panel radiator.

BEDROOM TWO

15'5 x 13'3



Second good sized double bedroom. Stripped wood floor. Corniced ceiling and centre rose. Sash window overlooks the rear elevation. Double panel radiator.

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BEDROOM THREE

12'10 x 7'8



Double glazed window overlooks the rear garden. Top opening light. Fitted plantation shutters. Stripped and painted wood floor. Double panel radiator. Picture rails. Feature decorative cast iron fire surround

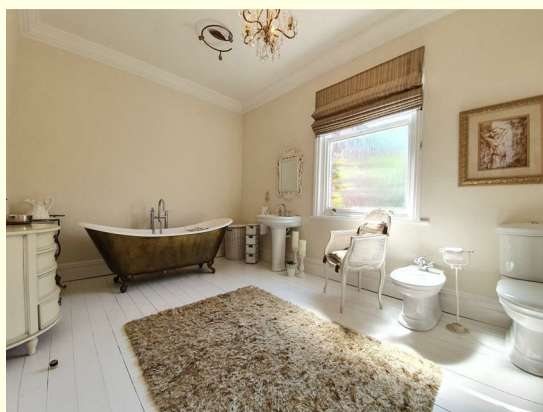
BEDROOM FOUR

12'3 x 7'3

Nicely decorated fourth good sized bedroom. Window overlooks the front elevation with top opening light and fitted plantation shutters. Picture rails. Single panel radiator.

BATHROOM/WC

15'6 x 9'9



Impressive period style bathroom. Obscure glazed sash window to the side elevation. Stripped and painted wood floor. Corniced ceiling with centre rose. Four piece suite comprises: Feature freestanding bath with mixer tap and hand held

shower attachment. Jacuzzi pedestal wash hand basin and bidet. Low level WC. Single panel radiator. Walk in airing cupboard houses a lagged hot water cylinder and provides linen storage space

SHOWER ROOM/WC

10' x 6'



Useful second bathroom. Obscure glazed sash window to the side elevation. Three piece suite comprises: Santon low level WC and pedestal wash hand basin. Illuminated wall mirror. Wide step in shower cubicle with a plumbed shower and pivoting glazed door. Cast iron radiator/towel rail. Part ceramic tiled walls and floor with electric underfloor heating.

SECOND FLOOR

Approached from the previously described turned staircase.

BEDROOM FIVE

26' x 18'5



(some restricted head height) Very spacious renovated, fully

insulated fifth bedroom ideal for teenagers. Window overlooks the front elevation with top opening light. Bank of fitted bespoke wardrobes with adjoining matching cupboards. Two matching Velux double glazed pivoting roof lights enjoy views to the rear elevation. Double panel radiator with display shelf over. Feature exposed brick walls and chimney breast. Fitted open display book shelves to either side of the chimney breast. Door leading to:

EN SUITE WC

9'4 x 5'10

Velux double glazed pivoting roof light. Two piece white Shires suite comprises: Low level WC. Pedestal wash hand basin. Small door gives access to the roof void and loft for storage with additional pivoting roof light providing natural light.

OUTSIDE



To the front of the property is a very attractive walled garden with wrought iron work. The garden has been laid with artificial grass for ease of maintenance with stone chipped surround and very well stocked flower and shrub borders. A block paved driveway provides off road parking for a number of cars. Timber gate gives direct access to the rear garden.

To the immediate rear is a superb family garden with stunning walled courtyard area which has been attractively flagged for ease of maintenance. Side flower and shrub borders, incorporating mature trees, trellis work and mature climbing plants. Garden tap. A feature brick wall and archway leads to the rear area of the garden. The garden has been laid with artificial grass with stone chipped borders and matching flagged patio and pathways. Raised flower beds, again well stocked with mature trees, shrubs and climbing plants. Feature timber pagoda with mature climbing Wisteria.

Large brick outbuildings with tiled and pitched roof. Store room one has a hardwood outer door, power and light supplies connected and glazed window providing natural light. Room two has two hardwood outer doors and provides further garden storage space.

OUTSIDE



CENTRAL HEATING

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

DOUBLE GLAZING

Where previously described certain windows have been DOUBLE GLAZED

NOTE

We understand the property was re-roofed in 2018 (paperwork available)

LOCATION

Stunning five bed roomed semi detached period house situated in a most sought after area known as 'The Avenues' which runs between Clifton Drive and Church Road and being within walking distance to the centre of Lytham with it's excellent shopping facilities and town centre amenities, and yards from Lytham Green. Transport services are available on Church Road leading to both Lytham and St Annes. Other local points of interest include the property being in the catchment area for Lytham Hall Park and Ansdell Primary Schools, Fairhaven Golf Course and local shopping facilities in Ansdell. An internal viewing strongly recommended to appreciate the spacious family accommodation this property has to offer together with feature rear walled garden.

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 approx £5. Council Tax Band F

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with

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coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Arden & 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.

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 August 2019



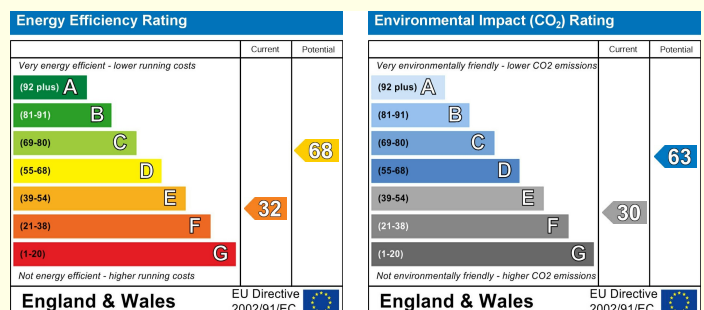
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