



ESTATE AGENTS • VALUER • AUCTIONEERS



## 22 Hermitage Way, Lytham

- Modern 'Carolina' Mews House
- Two Reception Rooms
- Modern Fitted Kitchen
- Cloaks/WC
- Four Bedrooms
- En Suite Shower Room/WC
- Family Bathroom/WC
- Landscaped Gardens & Garage
- Gas CH & Double Glazing
- Freehold & EPC Rating C

**Offers Over £240,000**

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



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



## 22 Hermitage Way, Lytham

### GROUND FLOOR

#### ENTRANCE HALL

5.41m x 2.18m (max measurements) (17'9 x 7'2 (max measurements))

Nicely appointed central hallway approached through a modern outer door (2015) with upper double glazed leaded obscure panels. Wood laminate floor. Double panel radiator. Corniced ceiling. Staircase leads off with white spindled balustrade. Under stair cloaks/store cupboard.

#### CLOAKS/WC

1.73m x 0.99m (5'8 x 3'3)

With matching wood laminate floor. Two piece Roca white suite comprises: pedestal wash hand basin with splash back tiling. Low level WC. Obscure double glazed outer window with lower opening light. Panel radiator. High level circuit breaker fuse box.

#### LOUNGE

4.19m x 4.06m (13'9 x 13'4)

Delightfully appointed principle reception room. Wood laminate polished wood strip floor. Two arched double glazed windows with centre opening lights overlook the front landscaped garden. The focal point of the room is a modern fire surround with matching over mantle and having a gas coal effect living flame fire and raised marble plinth. Corniced ceiling and fitted wall lights.



#### DINING ROOM

3.25m x 2.64m (10'8 x 8'8)

Second nicely appointed reception room. Double glazed window with two side opening lights overlooks the enclosed rear garden. Panel radiator. Corniced ceiling.



#### DINING-KITCHEN

4.32m x 3.53m (14'2 x 11'7)

Spacious FAMILY dining kitchen with ceramic floor tiles. Superb recently fitted (2016) kitchen with an excellent selection of wall and floor mounted cupboards and drawers, incorporating two pan drawers and a large cutlery drawer. Wood effect laminate working surfaces with inset one & a half bowl single drainer stainless steel sink unit with chrome mixer tap. Plumbing facilities for automatic washing machine.

Two sliding stainless steel larder cupboards, one full height. Built in Neff appliances comprise: automatic fan assisted double electric oven. Five ring AEG gas hob. Integrated Lamona dishwasher. Integrated Lamona fridge and freezer. Double glazed window with side opening light overlooks the rear garden. Adjoining double opening double glazed doors give garden access. Double panel radiator.



### FIRST FLOOR

4.19m x 2.06m (13'9 x 6'9)

Approached from the previously described staircase leading to the upper landing with matching spindled balustrade. Corniced ceiling. Access to loft. Very useful bulk head linen store cupboard.

#### BEDROOM SUITE ONE

3.96m x 3.28m (13' x 10'9)

Extremely attractive principle double bedroom. Two double glazed windows with upper opening lights overlook the front elevation. Two panel radiators. Range of fitted wardrobes with centre mirror fronted doors and open side shelving and matching glass topped kneehole dressing table and freestanding bedside drawer units. Corniced ceiling.



#### EN SUITE SHOWER ROOM/WC

2.18m x 2.06m (7'2 x 6'9)

With part ceramic tiled walls. Three piece suite comprises: step in tiled shower compartment with a plumbed shower and pivoting outer door. Vanity wash hand basin with cupboards and drawers beneath and mirror over with canopy halogen downlighting incorporating a shaving point. The suite is completed by a Roca low level WC. Panel radiator. Ceiling extractor fan.



# 22 Hermitage Way, Lytham



## BEDROOM TWO

4.11m x 3.07m (13'6" x 10'1")

(max 'L' shape measurements) Second tastefully decorated and spacious double bedroom. Double glazed window overlooks the rear garden with two opening lights. Panel radiator.



## BEDROOM THREE

2.95m x 2.26m (wall to wall measurement) (9'8" x 7'5" (wall to wall measurement))

Larger than average third bedroom. Range of fitted wardrobes with lower drawer units and glass topped kneehole dressing table and store cupboard above. Double glazed window with side opening light overlooks the rear garden. Panel radiator.



## BEDROOM FOUR

2.67m x 2.36m (wall to wall measurements) (8'9" x 7'9" (wall to wall measurements))

Pleasantly appointed fourth bedroom with double glazed window with top opening light overlooks the front garden. Panel radiator. Fitted wardrobe with lower drawer units and open side shelving.



## BATHROOM/WC

2.06m x 1.96m (6'9" x 6'5")

Part ceramic tiled walls. Three piece white suite comprises: panelled bath with plumbed shower above and pivoting screen. Side tiled display areas. Vanity wash hand basin with cupboards and drawers beneath and mirror over with canopy halogen downlighting and adjoining medicine cabinet incorporating a shaving point. The suite is completed by a recently fitted Roca replacement low level WC. Panel radiator. Ceiling extractor fan.



## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a concealed Worcester boiler in the kitchen (2015) serving panel radiators and domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units and the soffits, guttering and downspouts replaced 2018.

## CAVITY WALL INSULATION

We understand the property has the benefit of cavity wall insulation.

## OUTSIDE

To the front of the property there is an open plan garden which has been landscaped with Lakeland slate chipped areas and dwarf plants and shrubs. Central flagged pathway gives easy access to the front door. External coach light. Gas and electric meters.

To the immediate rear there is an enclosed garden part laid with artificial grass and block paved pathways and flagged patio. Raised side borders. External light and garden tap. Pedestrian gate leads to the rear service road and the adjoining BRICK GARAGE.



## GARAGE

5.89m x 2.79m (19'4" x 9'2")

With up & over door. Power and light supplies connected. Pitched ceiling with partly under drawn storage areas.

# 22 Hermitage Way, Lytham

## 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 D

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts including water features. A figure of £29 per month is currently levied.

## LOCATION

This superb 'Carolina' style four bedroom mid mews family house is situated on the popular development known as 'Cypress Point' constructed in the early 2000's by Kensington Developments Ltd. The development is situated close to Ansdell's shopping facilities on Woodlands Road and lies between both Lytham and St Annes principal shopping centres and town centre amenities.

An internal and external inspection is strongly recommended.

## NOTE

NO ONWARD CHAIN

## 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).

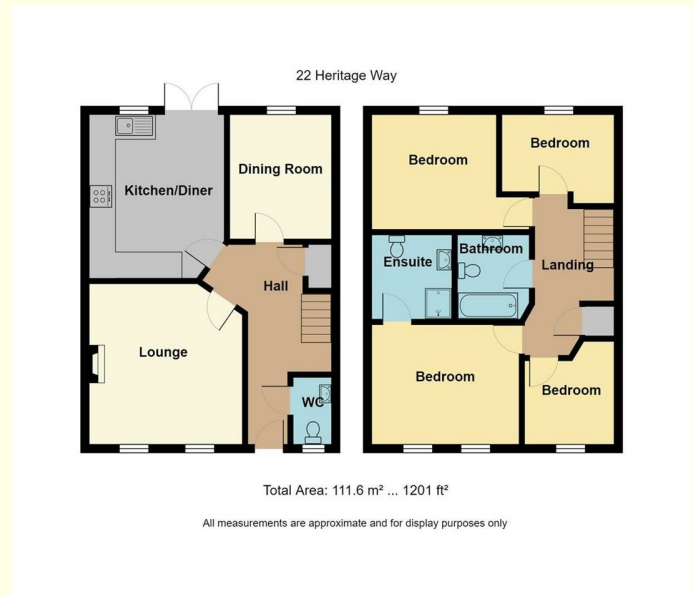
## VIEWING THE PROPERTY

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 October 2020



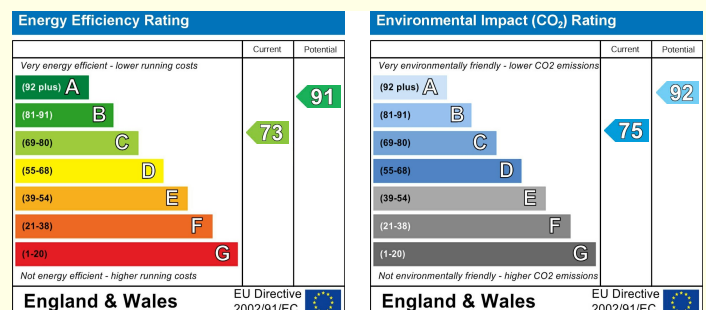
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