



ESTATE AGENTS • VALUER • AUCTIONEERS



1 East Cliffe, Lytham

- End Terraced Period House
- Two Reception Rooms
- Dining Kitchen
- Cloakroom & WC
- Three Bedrooms
- Bathroom/WC & Utility
- Walled Patio Garden
- Gas CH & Double Glazing
- No Onward Chain
- Leasehold & EPC Rating E

£315,000

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



www.johnardern.com



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GROUND FLOOR

ENTRANCE VESTIBULE

1.24m x 1.09m (4'1 x 3'7)

Approached through a hardwood outer door with glazed panel above. Corniced ceiling and dado rails. Side meter cupboard. Laminate wood effect flooring. Inner part glazed door leads to:

HALLWAY

3.81m x 1.09m (12'6 x 3'7)

Staircase leads off to the first floor with white handrail. Single panel radiator. Corniced ceiling. Wall light. White panelled doors lead off to the Lounge and Dining Room.

LOUNGE

5.08m into bay x 3.53m (16'8 into bay x 11'7)

Superbly appointed principal reception room. Walk in bay window enjoys an outlook over the front garden. UPVC double glazed sash windows (fitted 2019). Corniced ceiling. Single panel radiator. Wall lights. Television aerial point. Focal point of the room is a period style fireplace with an ornate white display surround, raised tiled hearth and cast iron inset supporting an open grate. Double opening glazed doors lead to:



DINING ROOM

4.09m x 3.91m (13'5 x 12'10)

Second spacious reception room. UPVC double glazed double opening French doors give direct access to the rear patio garden. Corniced ceiling. Wall lights. Single panel radiator. Recessed display to the chimney breast with raised hearth. Matching white panelled door leads to:



DINING KITCHEN

6.91m x 3.18m (22'8 x 10'5)

Spacious family Dining Kitchen. UPVC double glazed window with top opening light. Adjoining obscure double glazed window to the side elevation. Velux double glazed pivoting roof light provides further excellent natural light. Good range of fixture cupboards and drawers. Incorporating a superb corner pantry cupboard with automatic light, shelving and wine rack display. One and a half bowl single drainer sink unit with macerator and instant boiling water tap. Set in wood block work surfaces with matching splash back. Built in appliances comprise: Samsung four ring gas hob. Illuminated extractor canopy above. Neff electric oven and grill. Integrated slimline dishwasher with matching cupboard front. Slimline wine fridge. Telephone point. Television aerial point. Vinyl wood effect flooring. Door gives access to an undertsairs store cupboard. Stable door with inset double glazed panel gives direct access to the rear patio garden. Inner panelled door leads to:



CLOAKROOM

2.16m x 1.47m (7'1 x 4'10)

Useful separate cloakroom which could be used as a ground floor Utility if preferred. Obscure UPVC double glazed opening window. Plumbing for automatic washing machine. Ceramic tiled floor and tiled walls. Door leads to:

SEPARATE WC

1.45m x 0.91m (4'9 x 3')

UPVC obscure double glazed window. Two piece white suite comprises: Low level WC. Corner wash hand basin. Matching ceramic tiled floor. Tiled walls.

FIRST FLOOR LANDING

Spacious split level landing approached from the previously described staircase with white spindled balustrade. Stained glass roof light. Single panel radiator. Access to the loft space via a pull down ladder, we understand the loft is part boarded and has a light. Matching white panelled doors lead off



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BEDROOM ONE

4.32m x 3.05m (14'2 x 10')

Principal double bedroom. UPVC double glazed sash window enjoys an outlook to the front of the property. Two single panel radiators. Telephone point



BEDROOM TWO

4.06m x 3.10m (13'4 x 10'2)

Second double bedroom. UPVC double glazed window overlooks the rear elevation. Lower opening light. Two single panel radiators.



BEDROOM THREE/STUDY

3.35m x 1.65m (11' x 5'5)

Third single bedroom currently used as a Study. UPVC double glazed sash window overlooks the front elevation. Single panel radiator. Telephone point

BATHROOM/WC

3.18m x 3.02m max (10'5 x 9'11 max)

(max L shaped measurements) Spacious family bathroom. Four piece suite comprises: Wood panelled bath. Corner step in shower cubicle with a plumbed shower and pivoting door. Pedestal wash hand basin. Low level WC completes the suite. Part tiled walls and ceramic tiled floor. Wall mounted extractor fan. Single panel radiator. UPVC obscure double glazed window to the rear elevation with top opening light. Additional obscure double glazed window with a lower opening light.



UTILITY

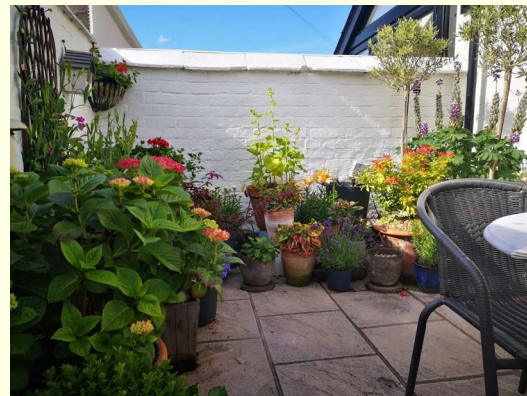
2.31m x 1.32m (7'7 x 4'4)

Very useful first floor Utility area with plumbing for an automatic washing machine and space for adjoining tumble dryer. Wall mounted Worcester combi gas central heating boiler. Overhead light.

OUTSIDE

To the front of the property is a delightful walled cottage garden approached through a wrought iron gate. The garden has been laid for ease of maintenance with attractive cobbled stone work and has a well stocked side raised shrub border.

To the immediate rear is an enclosed flagged patio garden enjoying a sunny South West facing aspect. Garden tap. Timber pedestrian gate gives direct access to the rear service road.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (approx 4 years old with guarantee until 2022) in the Utility serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED. The front sash windows were fitted in 2019

NOTE

We understand the front and rear of the property was re-pointed in 2019

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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 £0.55 paid twice yearly. Council Tax Band C

LOCATION

This most attractive three bedroomed period end terraced property is situated adjacent to Warton Street within just a few minutes stroll to the centre of Lytham with its well planned shopping facilities and town centre amenities and being also close to local chemist and the health centre. There are transport services running along Warton Street directly into Lytham centre. Viewing recommended. No onward chain

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, 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.

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



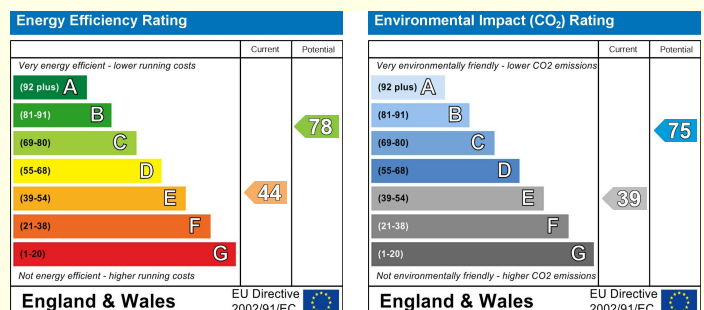
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