



ESTATE AGENTS • VALUER • AUCTIONEERS



19 Trent Street, Lytham

- Superb Mid Terraced House
- In the Heart of Lytham
- Two Reception Rooms
- Extended Fitted Kitchen
- Two Bedrooms
- Superb Bathroom/WC
- Landscaped Walled Garden
- Gas CH & Double Glazing
- No Onward Chain
- Viewing Essential

£269,950

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



www.johnardern.com



19 Trent Street, Lytham

GROUND FLOOR

ENTRANCE HALL

4.27m x 0.94m (14' x 3'1)

Approached through an outer door with upper single glazed fan light. Tastefully decorated and appointed. Wood laminate floor. Panel radiator. Two modern glazed doors lead to the ground floor rooms. Staircase leads off with side hand rail.



LOUNGE

4.37m into bay x 3.43m (14'4 into bay x 11'3)

Extremely well appointed principal reception room. Stone dressed bay window overlooks the front garden. Inset uPVC double glazed units with side top opening lights. Three double panel radiators set in the bay. The focal point of the room is an exposed brick fireplace with hardwood over mantle and having a raised stone hearth. Fitted side bookshelves. Corniced ceiling.



SECOND RECEPTION ROOM

4.19m x 3.58m (13'9 x 11'9)

Second large reception room leading to the adjoining open plan kitchen. Double glazed, double opening windows overlook and give access onto the walled rear garden. Double panel radiator. The focal point of the room is a recessed chimney breast with hardwood over mantle and marble plinth. Matching wood laminate floor. Double panel radiator.



EXTENDED KITCHEN

5.23m x 2.36m (17'2 x 7'9)

Extremely well fitted and planned family kitchen. Range of modern wall and floor mounted cupboards and drawers. Laminate working surfaces. Inset white enamel one & a half bowl single drainer sink unit with chrome mixer tap. Part ceramic tiled walls. Plumbing facilities for automatic washing machine and dishwasher. Built in Lamona appliances comprise: electric open four ring ceramic hob. Curved stainless steel glass illuminated extractor hood above. Integrated fridge and freezer. Matching wood laminate floor. Double glazed window with two opening lights. Double opening lights. Matching double opening uPVC double glazed doors give access onto the sun decking and walled garden beyond. Ceiling downlights. Under stair cloaks/store cupboard.



FIRST FLOOR LANDING

3.78m x 1.45m (12'5 x 4'9)

Staircase leads to the first floor landing with attractive period spindled balustrade. Corniced ceiling. Access to the loft a folding ladder.



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BEDROOM ONE

3.84m plus wardrobes x 3.38m (12'7 plus wardrobes x 11'1)

Full width pleasantly appointed double bedroom with deep double glazed tilt & turn window overlooks the front garden. Double panel radiator. The bedroom has an excellent range of fitted mirror fronted wardrobes to one wall. Corniced ceiling.



BEDROOM TWO

3.76m x 2.90m (12'4 x 9'6)

Second well proportioned double bedroom. Matching tilt & turn double glazed window with window above overlooks the rear garden. Double panel radiator. Corniced ceiling.



BATHROOM/WC

3.56m x 2.36m (11'8 x 7'9)

Superb recently fitted (Nov 2019) four piece Villeroy & Boch white suite comprises: Tiled panelled bath with wall mounted mixer tap. Step in shower compartment with a plumbed rain drop shower and separate hand shower and fixed screen. Vanity wash hand basin set in a turned laminate surround with cupboards beneath and illuminated mirror above. The suite is completed by a semi concealed adjoining low level WC. White heated ladder towel rail. Obscure double glazed window with lower tilt & turn opening light. Panelled ceiling with halogen downlights and extractor fan. Ceramic tiled floor and walls. Cupboard conceals the Glowworm gas central heating boiler with integral programmer control and having open shelving.



CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

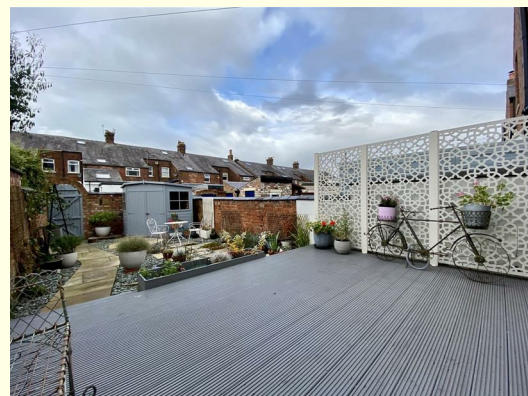
Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units (some of which were fitted 2020).

OUTSIDE

To the front of the property the garden has been landscaped for ease of maintenance with stone flagged area, front and side flower borders. External coach light.

To the rear there is a superb landscaped walled garden with raised timber decking adjoining the house with original light. Further slate and stone flagged patio area with corner timber garden store and side shrub and climbing plants. External light and garden tap.

Note: Due to the situation the garden enjoys maximum sun shine during the afternoon.



GARAGE SPACE

The property affords ample garage after the removal of the rear wall subject to local planning consents.

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 58p paid twice yearly. Council Tax Band C

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LOCATION

This most attractive mid terraced cottage property has been the subject of considerable modernisation and improvement and an early inspection is strongly recommended to fully appreciate the well planned and appointed accommodation.

The property lies close to Lytham centre with it's well planned tree lined shopping centre and amenities and being adjacent to Warton Street with it's transport services and only minutes from LYTHAM GREEN and the Ribble Estuary.

Internal and external viewing 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, 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

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
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