



ESTATE AGENTS • VALUER • AUCTIONEERS



## 1 Albert Street, Lytham

- End Terraced Period House
- In Heart of Lytham
- Two Reception Rooms
- Fitted Kitchen
- Three Bedrooms
- Shower Room/WC
- Garden Front & Rear
- Garage
- Gas CH & Double Glazing
- Viewing Recommended

**£310,000**

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



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



# 1 Albert Street, Lytham

## GROUND FLOOR

### VESTIBULE ENTRANCE

1.32m x 1.09m (4'4 x 3'7)

Approached through a modern outer door with upper double glazed and leaded fan light. Wood strip floor. Part tiled walls and dado rails.

### ENTRANCE HALL

3.96m x 1.09m (13' x 3'7)

Approached through a glazed inner door. Double panel radiator. Staircase leads off with hand rail. Modern internal doors to the two reception rooms.

### LOUNGE

4.78m into bay x 3.89m (15'8 into bay x 12'9)

Extremely well appointed and spacious principle reception room. Stone dressed bay window overlooks the front garden. Inset replacement uPVC double glazed units with side upper opening lights. The focal point of the room is a modern marble fireplace with inset coal effect electric fire and matching over mantle and hearth. Double panel radiator.



### DINING ROOM

4.17m x 4.09m (13'8 x 13'5)

Second well proportioned and appointed reception room. Recessed chimney breast with timber over mantle and tiled hearth. Double panel radiator. Double opening double glazed doors overlook and give access to the walled rear garden with timber decked patio adjoining the house. Under stair store cupboard with electric meters and circuit breaker fuse box.



### KITCHEN

3.78m x 2.67m (12'5 x 8'9)

Extremely well fitted modern kitchen with an excellent range of wall and floor mounted cupboards and drawers. Two corner carousels. Laminate turned working surfaces. Inset white enamel one & a half bowl sink unit with chrome mixer tap. Built in Zanussi appliances comprise: automatic fan assisted double oven. Five ring gas hob in stainless steel surround. Stainless steel illuminated extractor canopy above. Integrated fridge and freezer. Built in dishwasher. Wood laminate floor. Three sash uPVC double glazed windows. Ceiling halogen downlights.



## FIRST FLOOR

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

### LANDING

5.89m x 1.75m (19'4 x 5'9)

With spindled balustrade. Double panel radiator. Double glazed roof light giving borrowed light to the stairs and landing. Matching modern doors to all first floor rooms. Loft access via a folding ladder.

### BEDROOM ONE

4.17m x 3.20m (13'8 x 10'6)

Nicely appointed large double bedroom with double glazed sash window overlooks the rear garden. Double panel radiator.



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## BEDROOM TWO

3.66m x 2.95m (12' x 9'8)

Second carefully decorated double bedroom. Double glazed sash window enjoys views of the front garden. Double panel radiator. The chimney breast is wired for a television.



## DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Vaillant concealed combi boiler in the shower room serving panel radiators (thermostatic valves) and giving instantaneous domestic hot water.

## OUTSIDE

To the front of the property the garden has been laid for ease of maintenance with stone chipped areas and stone flagged pathway to the front door and mature shrubs.

To the rear there is walled enclosed garden laid to lawn with timber raised decking adjoining the house and dwarf walling supporting some plants and shrubs. All weather double power socket and external lights. Garage tap.



## BEDROOM THREE

2.59m x 2.06m (8'6 x 6'9)

Larger than average third bedroom. Double glazed sash window overlooks the front garden. Double panel radiator.

## SHOWER ROOM/WC

2.97m x 2.77m (9'9 x 9'1)

Recently fitted three piece white suite comprising: tiled step in shower compartment with an over head rain drop shower and curved fixed screen. Pedestal wash hand basin. Low level WC. Chrome heated towel rail with inset period style radiator. Part panelled walls. Wood panelled strip floor. Ceiling halogen downlights. Obscure double glazed sash window. Part pitched ceiling with Velux pivoting roof light. Useful walk in cupboard (5'9 x 2'7) with matching wood strip floor. Ceiling halogen downlight. Vaillant combi gas central heating boiler.



## GARAGE

5.03m x 5.03m (16'6 x 16'6)

Brick constructed double garage with up & over door and rear uPVC double glazed personal door giving natural light. Power and light supplies.

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## LOCATION

This delightfully appointed end of terrace property is conveniently situated adjoining Warton Street within a few minutes stroll to LYTHAM GREEN and the Estuary and very close to the centre of Lytham with its well planned tree lined shopping facilities and town centre amenities. There are transport services running along Warton Street directly into town.

The property has been the subject of considerable modernisation and improvement over the years together with full width garage and an internal inspection is strongly recommended.

## 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 £1.50 per annum (solicitor to confirm). Council Tax Band C.

## 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).

## 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)

## 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



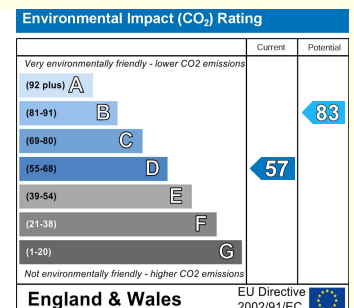
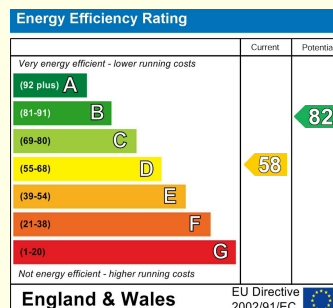
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