



ESTATE AGENTS • VALUER • AUCTIONEERS



9 Coopers Row, Lytham

- Modern Mews House
- Charleston Style
- Two Reception Rooms
- Modern Fitted Kitchen
- Cloaks/WC
- Three Bedrooms
- En Suite & Bathroom/WC
- Nice Garden to the Rear
- Garage/Office & Off Road Parking
- No Onward Chain

£224,950

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



www.johnardern.com



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GROUND FLOOR

ENTRANCE HALL

3.86m x 0.99m (12'8 x 3'3)

With wood laminate floor. Double panel radiator. Corniced ceiling. Turned staircase leads off with white spindled balustrade. Under stair store cupboard.

CLOAKS/WC

1.57m x 0.94m (5'2 x 3'1)

With matching wood laminate floor. Replacement two piece white suite comprises: replacement vanity wash hand basin with chrome mixer tap and cupboards beneath. The is completed by a low level WC. Chrome heated ladder towel rail. Obscure double glazed outer window.

LOUNGE

5.00m x 3.18m (16'5 x 10'5)

Well appointed principle reception room. Double glazed window with two side opening lights overlooks the front garden. Double panel radiator. The focal point of the room is a modern stone fireplace with matching over mantle and raised hearth and having canopied pebble effect electric fire. Corniced ceiling. Fitted wall lights. Telephone and television sockets.



BREAKFAST-KITCHEN

4.72m x 2.79m (15'6 x 9'2)

Completely replaced approx 18 months ago having a matching wood laminate floor. Excellent selection of wall and floor mounted cupboards and drawers. Laminate working surfaces with discreet downlighting. Inset single drainer stainless steel sink unit with chrome mixer tap. Twin AEG automatic fan assisted electric ovens. Five ring gas hob with stainless steel surround and illuminated extractor canopy above. Integrated Candy dishwasher. Integrated

Kenwood fridge and freezer. Concealed Beko automatic washing machine. Modern ceiling lighting. Wall mounted contemporary radiator. Double glazed window with two opening lights enjoys a delightful aspect looking over the rear garden. Side arch leads through:



DINING ROOM

3.45m x 2.77m (11'4 x 9'1)

With matching wood laminate floor. Contemporary replacement wall mounted radiator. Double opening double glazed doors overlook and give access onto the enclosed rear garden. Corniced ceiling. Television aerial point. Provision for wall mounted television.



FIRST FLOOR

Approached from the previously described turned staircase leading to the upper landing.

LANDING

3.35m x 1.70m (11' x 5'7)

With corniced ceiling and access to the loft. Airing cupboard contains an insulated hot water cylinder and shelving above.



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MASTER BEDROOM SUITE

4.32m x 3.73m (14'2 x 12'3)

Spacious principle double bedroom with double glazed window with two side opening lights overlooks the front garden. Panel radiator. Corniced ceiling. Television aerial point.



EN SUITE SHOWER ROOM/WC

2.01m x 1.91m (6'7 x 6'3)

With ceramic floor and part wall tiles. Three piece white suite comprises: step in tiled shower compartment with a plumbed rain drop over head shower and separate hand shower. Pivoting outer door. Mobelhaus 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. Replacement chrome heated ladder towel rail.

BEDROOM TWO

3.07m x 2.97m (10'1 x 9'9)

Second spacious double bedroom with wood laminate floor. Double glazed picture window with two side opening lights overlooks the rear garden. Panel radiator. Television aerial point.



BEDROOM THREE

2.95m x 2.21m (9'8 x 7'3)

Larger than average third bedroom. Wood laminate floor. Panel radiator. Double glazed window with side opening light overlooks the rear garden. Wall mounted TV socket.

BATHROOM/WC

1.98m x 1.93m (6'6 x 6'4)

With a replacement three piece white suite comprises: panelled bath with chrome mixer taps and plumbed hand shower above. Pedestal wash hand basin with chrome mixer tap. Low level WC. Chrome heated ladder towel rail. Ceramic tiled walls. Strip light above cabinet incorporating a shaving point. Ceiling extractor fan.



CENTRAL HEATING

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

DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units.



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OUTSIDE

To the front of the property there is an easily managed open plan lawn and adjoining off road car parking space.

To the immediate rear there is an attractive landscaped garden with raised decking adjoining the patio doors from the dining room. Centre lawn with well stocked shrub and flower borders. Stone chipped area adjoining the garage. External garden tap and lighting.



GARAGE

The garage has been split to form a front OFFICE (8'5 x 8'2) with panelled walls and double glazed window with side opening light overlooking the rear garden. Side entrance door. Power and light supplies.

Front garage 'store' is approached from an up & over door.

MAINTENANCE

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

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 £140. Council Tax Band D.

LOCATION

This delightful 'Charleston Style' three bedroom modern mews house has been the subject of considerable improvement and expenditure and is a compliment to the present owners. The property enjoys a most convenient situation on this popular development known as 'Cypress Point' constructed in approx 2001 by Kensington Developments Ltd and is ideally situated between both

Lytham and St Annes centre's and local transport services are near by.

An internal inspection is strongly recommended to appreciate the stunning redesigned family dining kitchen and well planned accommodation.

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 November 2020



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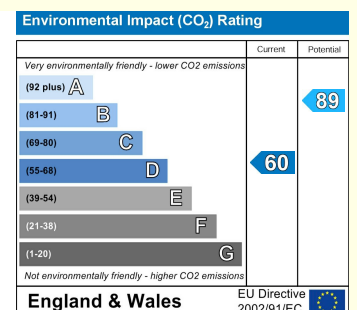
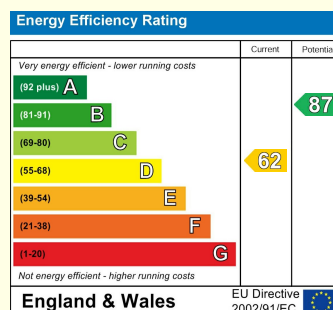
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