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## 3 Wharf Street, Lytham

- Character Terraced House
- Lounge with Open Plan Staircase
- Fitted kitchen
- Double Bedroom
- En suite Bathroom/wc
- In the centre of Lytham
- Gas Central Heating & Double Glazing
- Outside Common Area/ Shed Store
- Viewing Recommended
- Leasehold & EPC Rating D

**£149,950**

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



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



## 3 Wharf Street, Lytham

### GROUND FLOOR

#### ENTRANCE HALL

1.83m x 1.12m (6' x 3'8)

Approached through a UPVC outer door with inset double glazed panel. Overhead light. Side display cupboard. Archway leads to:

#### LOUNGE

4.57m x 3.51m (15' x 11'6)

Very well presented principal reception room. UPVC double glazed oriel bay window overlooks the front elevation. Deep display sill. Three top opening lights. Panel radiator below with decorative screen. Television aerial point. Focal point of the room is a fireplace with a white wood surround, raised tiled hearth and inset supporting an electric coloured coal effect fire. Wall mounted room thermostat. Turned staircase with white spindled balustrade leads to the first floor. Part glazed door leads to:



#### BREAKFAST KITCHEN

3.58m x 1.70m (11'9 x 5'7)

UPVC double glazed opening high level window to the rear elevation. Range of modern eye and low level cupboards and drawers. Single drainer sink unit with centre mixer tap set in Granite heat resistant work surfaces with ceramic splash back tiling. Built in appliances comprise: Diplomat four ring gas hob. Illuminated extractor canopy above. Electric oven and grill below. Integrated fridge and Hotpoint washer/dryer, both with matching cupboard fronts. Wall mounted Worcester combi gas central heating boiler. Single panel radiator



### FIRST FLOOR

Approached from the previously described staircase. UPVC double glazed opening window to the rear elevation provides good natural light to the stairs and landing area.

#### BEDROOM

3.68m x 2.87m (12'1 x 9'5)

Double bedroom with a UPVC double glazed window overlooking the front elevation. Top opening light. Fitted wooden shutters. Single panel radiator. Access to loft space. Built in high level storage cupboard. Fitted double wardrobe with further storage above. Telephone point. Original 'cottage' door leads to:

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### EN SUITE BATHROOM/WC

2.18m x 1.45m (7'2 x 4'9)

UPVC double glazed window overlooks the front elevation. Top opening light and fitted wooden shutters. Three piece white suite comprises: Wood panelled bath with mixer tap and hand held shower attachment. Pedestal wash hand basin. Low level WC completes the suite. Single panel radiator. Part panelled and tiled walls and tiled floor.



### OUTSIDE

A side communal gate gives access to a Communal passageway with dustbin store area and a brick built store for this property.

### CENTRAL HEATING (COMBI)

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

### DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

### TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent. Council Tax Band B

### LOCATION

This delightful one bedroomed period cottage property is situated in the heart of Lytham adjoining Warton Street and is within yards from the tree lined comprehensive shopping facilities and town centre amenities that Lytham has to offer. LYTHAM GREEN AND THE RIBBLE ESTUARY are also within close walking distance. An internal inspection is strongly recommended to appreciate the tastefully appointed interior this property has to offer.

### 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](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).

### 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

# 3 Wharf Street, Lytham



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