



ESTATE AGENTS • VALUER • AUCTIONEERS



28 Merton Terrace, Lytham

- Modern 'Chelsea' Mid Mews House
- Hallway & Cloaks/WC
- Lounge & Dining Room
- Fitted Kitchen
- Three Bedrooms
- En Suite Shower & Bathroom/WC
- Landscaped Rear Garden
- Two Parking Spaces
- Gas CH & Double Glazing
- No Onward Chain

£194,950

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



www.johnardern.com



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GROUND FLOOR

ENTRANCE HALL

3.43m x 0.99m (11'3 x 3'3)

Approached through an outer door. Panel radiator. Turned staircase leads off. Panel radiator. Turned staircase leads off with white hand rail.

CLOAKS/WC

1.73m x 0.99m (5'8 x 3'3)

With two piece Roca white suite comprising: pedestal wash basin with splash back tiling. Low level WC. Panel radiator. Obscure double glazed outer window with top opening light. Modern replacement outer door with inset semi obscure glass panelling. High level circuit breaker fuse box.

LOUNGE

4.57m x 3.81m (15' x 12'6)

Spacious well appointed principal reception room. Double glazed window with two side opening lights overlook the front garden. Fitted blinds. Two panel radiators. Television aerial point. Spacious under stair cloaks/store cupboard. Matching hardwood and glazed door with semi obscure glass work. Matching ceiling and wall lights. Central arch leads to:



DINING ROOM

2.82m x 2.26m (9'3 x 7'5)

Leading from the main lounge having double opening double glazed doors giving access to the enclosed landscaped rear garden. Panel radiator. Corniced ceiling. Ceiling light.



KITCHEN

2.74m x 2.36m (9' x 7'9)

Extremely well fitted modern kitchen with an 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. Plumbing facilities for automatic washing machine. Built in appliances comprise: AEG electric automatic oven. Four ring gas hob in matching stainless steel surround. Illuminated extractor canopy above. Wall mounted Vaillant central heating boiler with adjoining programmer control. Double glazed window with side opening light and fitted blind overlooks the rear garden. Part ceramic tiled walls. Panel radiator.



FIRST FLOOR

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

BEDROOM ONE

3.81m x 3.51m (12'6 x 11'6)

(maximum 'L' shape measurements) Spacious well appointed principal double bedroom with two double glazed windows with opening lights overlook the front garden. Fitted window blinds. Two panel radiators. Corniced ceiling. Square arch gives access to:



EN SUITE SHOWER

1.37m x 0.91m (4'6 x 3')

With part tiled walls and having a two piece suite comprising: step in shower compartment with a plumbed shower and folding outer door. Roca pedestal wash hand basin with chrome mixer tap and accessories above.

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Adjoining door gives access into the airing cupboard with insulated hot water cylinder. Ceiling extractor fan.



BATHROOM/WC

1.88m x 1.68m (6'2 x 5'6)

With part ceramic tiled walls. Three piece Roca suite comprises: panelled bath with chrome mixer taps. Pedestal wash hand basin with matching mixer tap above and mirror fronted medicine cabinet over. Wall mounted shaving point. The suite is completed by a low level WC. Panel radiator. Ceiling extractor fan.



BEDROOM TWO

2.64m x 2.54m (8'8 x 8'4)

Second double bedroom with double glazed window with side opening light overlooks the rear garden. Panel radiator. Centre ceiling light.



OUTSIDE

To the front of the property there is an open plan easily managed lawned garden.

To the immediate rear there is a landscaped garden laid with stone central paving and well stocked shrub and flower borders and having step up raised patio with adjoining timber garden store. Rear gates leads down to the two parking spaces. The garden has an outside tap.



BEDROOM THREE

2.82m x 2.03m (9'3 x 6'8)

Larger than average third bedroom with double glazed window with side opening light overlooks the rear garden. Panel radiator. Centre ceiling light.



CENTRAL HEATING

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

DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units.

CAR PARKING

Adjoining the close is a court yard and there are two numbered car parking spaces allocated to the property.

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MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £300 per year 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 £200 per year. Council Tax Band D. (To be advised).

LOCATION

This modern mid terrace mews property was constructed by Kensington Developments Ltd on this popular development known as 'Lytham Quays'.

The property lies within 100 yards to Lytham Green and the Ribble Estuary and within just a few minutes walking distance into the centre of Lytham with its comprehensive town centre shopping and transport amenities. There are local buses travelling down Warton Street within yards from Lytham Quays.

An internal viewing is recommended.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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 Arden & 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 Arden & Company'.

PROPERTY MISDESCRIPTION ACT

John Arden & 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		89	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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