



Lytham St. Annes 01253 79 55 55

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## 17 Cecil Street, Lytham

- Superb Period Property
- In the Heart of Lytham
- Two Receptions Rooms
- Extended Living/Dining Kitchen
- Cloaks/WC
- Two En Suite 1st Floor Bedrooms
- Two 2nd Floor Bedrooms
- 2nd Floor Bathroom/WC
- Double Garage
- Viewing Essential

**£585,000**

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



**www.johnardern.com**



## 17 Cecil Street, Lytham

### GROUND FLOOR

#### ENTRANCE VESTIBULE

5' x 4'

Approached through a hardwood outer door with upper glazed panel providing natural light. Corniced ceiling and inset ceiling spot light. Feature ceramic tiled floor. Original inner part glazed door with an attractive stained glass decorative panel leading to:

#### HALLWAY

19'7 x 4'4



With matching ceramic tiled floor. Turned staircase with spindled balustrade and polished wood handrail leads to the first floor. Corniced ceiling and decorative arch. Number of inset ceiling spot lights. Cast iron period style radiator. Panelled doors lead off to all rooms

#### CLOAKS/WC

6'8 x 2'5

Two piece white suite comprises: Low level WC. Burlington period style wash hand basin. Matching ceramic tiled floor. Part wood panelled walls. Wall mounted Xpelair. Two inset ceiling spot lights. Panel conceals a small understair store with electric meter.

#### LOUNGE

15'3 into bay x 14'



Tastefully appointed reception room with walk in bay. Opening hardwood single glazed sash windows overlook the front garden. Oak wood floor. Corniced ceiling with centre decorative rose. Two wall light points. Focal point of the room is an original fireplace with polished wood display surround, raised tiled hearth and inset with open grate. To one side of the chimney breast is a fitted illuminated glazed display unit with cupboard below and to the other recess is a fitted bookcase with cupboard below. Television aerial point. Cast iron radiator.

#### DINING ROOM

12'7 x 11'9

Second reception room. Matching oak floor. UPVC double glazed double opening French doors lead to the rear walled garden. Corniced ceiling. Cast iron radiator. Again the focal point of the room is a period fireplace with polished wood surround, attractive coloured tiled hearth and inset with cast iron grate.

#### OPEN PLAN LIVING/DINING KITCHEN

37'6 x 11'8



Stunning extended family Dining Kitchen

## KITCHEN



To the kitchen area is a UPVC double glazed window to the side elevation with two top opening lights. Excellent range of eye and low level cupboards and drawers. Franke stainless steel twin sink unit with centre mixer tap set in Granite work surfaces. Matching granite splash back and concealed down lighting. Built in appliances comprise: Fisher & Paykel cooking range with electric double oven and grill and five gas ring burners. Illuminated extractor canopy above. Bosch integrated dishwasher. Samsung American style fridge/freezer. Plumbing for automatic washing machine. Double doors reveal a very useful built in pantry store with automatic light. Further full length built in store cupboards. Porcelain tiled floor with water filled underfloor heating. Number of inset ceiling spot lights. Wall mounted room thermostat.

## LIVING/DINING AREA



The matching porcelain tiled floor continues to the Living/Dining area with underfloor heating. Three Velux pivoting roof lights, the central window being automatic. Two further UPVC double glazed windows to the side elevation, both with top opening lights. Bi Fold doors overlook and give direct access to the rear walled garden, enjoying a sunny aspect. Television aerial point and socket for a wall mounted TV. Fitted wine rack display cupboards.

## FIRST FLOOR LANDING

Split level landing approached from the previously described staircase with matching spindled balustrade. Staircase continues to the Second floor. Number of inset ceiling spot lights.

## MASTER BEDROOM

19' x 11'8



Tastefully appointed full width bedroom with two UPVC double glazed sash windows overlooking the front elevation. Oak wood strip floor. Two cast iron period style radiators. Two wall light points. Television aerial point. Focal point of the room is a cast iron fire surround with decorative tiled hearth. Archway leads to:

## DRESSING ROOM

12'5 x 4'3



Very useful separate dressing room with fitted open wardrobes with hanging rails, central display shelving and drawers below. Further drawer and shelving unit. Matching oak floor. Inset ceiling spot lights. Contemporary slimline radiator. Door leads to:

# 17 Cecil Street, Lytham



## EN SUITE WET ROOM/WC

11'9 x 7'



Spacious bathroom comprising a four piece white suite. Freestanding cast iron bath with mixer tap and hand held shower attachment. Walk in wet room style shower enclosure with part glazed screening. Period style high level WC. Burlington pedestal wash hand basin. Ceramic tiled floor with electric underfloor heating. Part tiled walls. Inset ceiling spot lights. Cast iron fire surround has been retained. UPVC double glazed sash window to the rear elevation.

## BEDROOM SUITE TWO

11'8 x 9'3



Second double bedroom. UPVC double glazed sash window to the rear elevation. Contemporary style radiator. Inset ceiling spot lights. Door leads to:

## EN SUITE SHOWER/WC

6'8 x 4'1



UPVC double glazed window to the side elevation with top opening light. Three piece modern white suite comprises: Full width shower enclosure with sliding glazed door and plumbed shower. Semi concealed low level WC. Burlington wash hand basin. Tiled display sill. Inset ceiling spot lights and extractor fan. Contemporary slimline radiator.

## SECOND FLOOR LANDING

15'2 x 5'8



Spacious landing area with a Velux pivoting roof light providing good natural light to the stairs and landing area. Inset ceiling spot lights. Access to a useful walk in boarded store room with overhead light, also housing a Vaillant gas central heating boiler and two hot water cylinders. Panelled doors lead off

### **BEDROOM THREE**

11'8 x 11'6 max



Third double bedroom. UPVC double glazed opening window enjoys views along Cecil Street to the front of the property. Inset ceiling spot lights. Period style cast iron radiator

### **BEDROOM FOUR**

12'6 x 11'7



Fourth well proportioned double bedroom. Velux pivoting window with further Velux opening window below, enjoys views to the rear of the property. Inset ceiling spot lights. Access to roof space. Cast iron radiator.

### **BATHROOM/WC**

7'9 x 6'9



Modern three piece white bathroom suite comprises: Panelled bath with centre mixer tap and plumbed shower over, glazed shower screen. Roca vanity wash hand basin with two drawers below. Roca low level Wc completes the suite. Tiled recessed display. Ceramic tiled walls and floor. Inset ceiling spot lights and extractor fan. Velux pivoting roof light provides natural light. Chrome heated ladder towel rail

### **OUTSIDE**



To the front of the property is a walled garden approached through a wrought iron gate with block paved pathway leading to the front entrance with external wall mounted coach light.

To the immediate rear is a walled garden, laid for ease of maintenance with York stone paving. Due to its situation the garden enjoys a sunny South West facing aspect. Four external wall lights. Side inset flower and shrub beds.

### **DOUBLE GARAGE**

23'10 x 16'6

Good sized rebuilt brick double garage approached from the rear service road via an electric up and over door. Pitched and tiled roof. Power and light supplies connected. Porcelain sink with cold water supply. Plumbing for washing machine and space for tumble dryer if required. Rear personal door leads directly to the rear garden with security light above.

### **CENTRAL HEATING**

The property enjoys the benefit of gas fired central heating from a Vaillant boiler on the second floor serving panel radiators and domestic hot water.

# 17 Cecil Street, Lytham

## DOUBLE GLAZING

Where previously described the majority of 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 of £2. Council Tax Band E

## LOCATION

This superbly appointed four bed roomed period terraced property is situated 'in the heart' of Lytham within minutes walk to the centre of town with its comprehensive shopping facilities, restaurants, cafe's and town centre transport. An internal inspection is strongly advised to fully appreciate the spacious accommodation this property has to offer including an extended open plan Living/Dining Kitchen together with a sunny West facing rear walled garden and double garage. Viewing essential

## 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



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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 February 2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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