



ESTATE AGENTS • VALUER • AUCTIONEERS



## 165 Blackpool Road, Lytham

- Superb FREEHOLD Link Detached House
- Modernised Throughout
- Large Principal Lounge/Family Room
- Open Plan Fitted Kitchen
- Second Large Sitting Room
- Ground Floor En Suite Bedroom
- Four Further 1st Floor Bedrooms
- 1st Floor En Suite & Bathroom/WC
- Garage & Office
- Garden Studio/Gym with Adjoining WC

**£629,950**

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



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



## 165 Blackpool Road, Lytham

### GROUND FLOOR

#### GLAZED PORCH ENTRANCE

14'5 x 3'7

Full length double glazed windows and centre door. Range of fitted storage/shoe unit. LED lighting.

#### ENTRANCE HALL

18'5 x 13'4



'L' shaped measurements. Spacious central hallway with matching hardwood open tread staircase with matching balustrade leads to the first floor. LED lighting. Very useful cloaks/store cupboard with upper shelving and ceiling down lights.

#### CLOAKS/WC

7'2 x 2'9

Porcelain floor and wall tiles. Two piece white suite comprises: fixture wash hand basin with chrome mixer tap and recessed mirror over with downlight above. Semi concealed low level WC. High level obscure double glazed opening window. Ceiling LED lights and extractor fan. Chrome heated ladder towel rail.

#### FORMAL SITTING ROOM

21'8 x 12'9



(maximum 'L' shape measurements) Delightful private sitting room with

matching floor tiles. Double glazed windows with centre double opening doors overlook and give access to the SOUTH FACING rear garden. Range of fitted cupboards and television display unit. Ceiling downlights. Under floor heating from water filled pipes.

#### OPEN PLAN FAMILY LOUNGE-DINING ROOM

23'5 x 21'5



Superb spacious 'family room' with matching floor with under floor heating from water filled pipes. Sliding double glazed patio door and three adjoining windows enjoy delightful views looking over the rear garden. Ceiling downlights. Wide television console with drawer units and separate but matching range of floor to ceiling units. This area is also open to the front Breakfast-Kitchen.

#### OPEN PLAN FAMILY LOUNGE-DINING ROOM





### BREAKFAST-KITCHEN

16'9 x 14'



With an excellent range of recently fitted wall and floor mounted cupboards and drawers together with two corner carousels. 'Quartz' working surfaces incorporating a peninsula breakfast bar and concealed downlighting. Inset single drainer stainless steel sink unit with chrome mixer tap and molded quartz draining board. Built in Bosch appliances comprise: automatic fan assisted double oven. Matching adjoining microwave oven. Concealed sliding shelving. Five ring Neff electric induction hob. Attractive twin illuminated Ikea extractor hoods above. Built in Whirlpool coffee machine. Integrated Ikea dishwasher. Integrated wine fridge. Double glazed window overlooks the front garden. Ceiling downlights. Two Velux double glazed roof lights. Integral door leads to the single garage.

### GROUND FLOOR BEDROOM SUITE

16'8 x 8'8



With halogen downlights. Double panel radiator. Double glazed window overlooks the front garden. Range of wardrobes and drawer units. Provision for ceiling mounted television.

### EN SUITE SHOWER ROOM/WC

6'4 x 6'1



(max 'L' shape measurements into shower) Porcelain floor and wall tiles. Three piece modern suite comprises: step in tiled shower compartment with a rain drop over head shower and two pivoting opening doors. Fixture wash hand basin with chrome mixer tap and inset mirror above. The suite is completed by a low level WC. Chrome heated ladder towel rail. Obscure double glazed opening window. Ceiling extractor fan and downlights.

### LANDING

12'5 x 6'3



Approached from the previously described modern open tread staircase with wall LED lighting and hardwood balustrade leading to the central landing. With part pitched ceiling and three Velux pivoting roof lights and further LED ceiling lights. Matching hardwood balustrade. Period style wall mounted radiator. Hardwood doors and architraves to all first floor rooms.

# 165 Blackpool Road, Lytham



## BEDROOM SUITE ONE

22'8 max x 14'3



(max 'L' shape measurements) Stunning and very spacious double bedroom with windows overlooking both the front and rear gardens. Pitched ceiling with LED downlights. Range of modern fitted wardrobes with knee hole dressing table and drawer units. Two double panel radiators. Provision for wall mounted television.

## DRESSING AREA



## EN SUITE SHOWER ROOM/WC

8'4 x 5'7



With ceramic floor and wall tiles. Modern three piece suite comprises: step in tiled shower compartment with a plumbed rain drop over head shower and separate hand shower. Pivoting outer door. Vanity wash hand basin with

chrome mixer tap, drawer units beneath and wall mirror. The suite is completed by a low level WC. Tinted double glazed window overlooks the front elevation. Pitched ceiling with LED lighting and extractor fan. Chrome heated ladder towel rail.

## BEDROOM TWO

11'5 x 9'5



Pleasantly appointed second double bedroom. Double glazed picture window overlooks the front garden with attractive views beyond looking over the 'Japanese Water Gardens'. Pitched ceiling with halogen downlights. Fitted range of wardrobes with glass topped double drawer unit and open shelving above. Double panel radiator. Provision for wall mounted television with television aerial socket.

## BEDROOM THREE

13'4 x 9'5



Third well proportioned double bedroom with double glazed window overlooking the rear garden. Range of wardrobes and glass topped drawer unit. Double panel radiator. Provision for wall mounted television. Pitched ceiling with LED lighting.



#### **BEDROOM FOUR**

10'8 plus wardrobes x 7'9



Fourth deceptive double bedroom with double glazed window overlooking the rear garden. Range of fitted wardrobes to one wall. Pitched ceiling with LED lighting. Double panel radiator.

#### **BATHROOM/WC**

14'7 into shower x 7'9



Extremely well appointed modern four piece suite comprises: tiled paneled bath with centre mixer tap and matching tiled side display. Step on shower compartment with a rain drop over head shower and pivoting outer door. Wide vanity wash hand basin with twin mixer taps and drawer units beneath. Inset illuminated wall mirror above. The suite is completed by a semi concealed low level WC with received wall mirror above. Pitched ceiling with LED lighting. Chrome headed ladder towel rail. Double glazed window with fitted blinds overlooks the front garden and attractive landscaped views beyond. Double doors reveal a utility cupboard with plumbing facilities for automatic washing machine and condensing tumble dryer. Tiled floor with electric under floor heating.

#### **GARAGE**

15'10 x 9'8

With electric roller door. Ceramic tiled floor. Wall mounted gas and electric meters.

#### **GAMES ROOM/OFFICE**

12'7 x 11'6



Approached from both the family dining kitchen and garage. Having matching tiled floor. Range of store cupboards. Further cupboard reveals the Atag gas central heating boiler. Double glazed picture window and French door overlook and give access to the rear garden.

#### **CENTRAL HEATING**

The ground floor lounge, family lounge, dining and kitchen have water filled under floor pipes with standard gas central heating radiators to the guest suite and shower room and first floor.

#### **DOUBLE GLAZING**

Where previously described the windows have replacement uPVC DOUBLE GLAZED units.

#### **OUTSIDE**



To the front of the property the garden has been landscaped for ease of maintenance with raised front and side flower beds supporting maturing conifers and shrubs.

To the rear there is a superb SOUTH FACING family garden again laid for ease of maintenance with central artificial grass and stone chipped borders and paved rear pathways with raised flower bed supporting mature trees. To the immediate rear there is a superb purpose built garden studio.

# 165 Blackpool Road, Lytham

## GARDEN STUDIO

17'3 x 9'5



With double glazed windows and centre double opening doors. Ceiling downlights. Host of 13 amp power points.

## ADJOINING CLOAKS/WC

5'8 x 3'

With matching floor and two piece white modern suite comprising: fixture wash hand basin with chrome mixer tap and low level WC. Double glazed opening outer window. Ceiling downlights. Adjoining is a garden workshop with double opening doors (13'4 x 9'6) with electricity supply.

NOTE: This garden studio could be used as an office for clients working from home for alternative therapy etc...

## TENURE/COUNCIL TAX

The site of the property is held FREEHOLD. Council Tax Band F

## LOCATION

## 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 2022



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (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 | 75        |

| 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   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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