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## 64 Albert Street, Lytham

- Stunning Period Terraced House
- In the Heart of Lytham
- Lounge & Orangery
- Fitted Breakfast Kitchen
- Three Bedrooms
- Modern Bathroom/WC
- Walled Garden to the Front & Rear
- Large Single Garage & Utility
- Gas CH & Double Glazing
- Leasehold & EPC Rating C

**Guide Price £385,000**

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



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



## 64 Albert Street, Lytham

### GROUND FLOOR

#### ENTRANCE VESTIBULE

1.04m x 0.97m (3'5 x 3'2)

Approached through a composite outer door. UPVC double glazed numbered panel above provides good natural light. Mosaic ceramic tiled floor. Overhead ceiling spot light. Inner part glazed door leading to the Lounge.

#### LOUNGE

4.72m into bay x 4.67m max (15'6 into bay x 15'4 max)

Superbly appointed full width principal reception room. Walk in square bay overlooks the front garden with UPVC double glazed sash windows and fitted plantation shutters. Corniced ceiling with inset ceiling spot lights. Television aerial point. Period style column radiator. Focal point of the room is a fireplace with a remote controlled gas pebble effect living flame fire. Fitted gas and electric display meter cupboard. Wood strip laminate flooring. Matching part glazed door leads to the adjoining Breakfast Kitchen.



#### BREAKFAST KITCHEN

4.70m x 3.68m (15'5 x 12'1)

Well fitted modern breakfast kitchen. UPVC double glazed window looks through into the Orangery with garden beyond. Lower opening light. Excellent range of 'Shaker' style eye and low level fixture cupboards and drawers. Incorporating two illuminated glazed display units. One and a half bowl stainless steel single drainer sink unit with centre mixer tap. Set in Corian working surfaces with ceramic splash back tiling and concealed downlighting. Kickboard low level lighting. Matching peninsular breakfast bar. Built in appliances comprise: Belling Countrychef cooking range with eight gas ring burners. Gas double oven and grill below. Belling illuminated extractor canopy above. Zanussi integrated fridge and freezer, both with matching cupboard fronts. Integrated Zanussi dishwasher. Matching wood strip laminate floor. Inset ceiling spot lights. Period style column radiator. Television aerial point. A turned staircase with spindled balustrade and low level lighting leads to the first floor. To the half stair is a delightful sitting area with UPVC double glazed window looking through into the Orangery. Useful understair cloaks/store cupboard with wall light. Matching part glazed door leading to the Orangery.



#### ORANGERY

3.89m x 2.82m (12'9 x 9'3)

Well proportioned Orangery with a glazed lantern roof and canopied inset spot lights. Electrically operated opening roof light. Four double glazed opening windows to the side elevations. UPVC double glazed Bi Folding doors with integral blinds overlook and give direct access to the rear walled garden. Two period style column radiators. Matching wood strip laminate flooring.

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## LANDING

2.49m x 1.68m (8'2 x 5'6)

Approached from the previously described staircase with matching spindled balustrade. Corniced ceiling. Wall mounted central heating programmer control. Panelled doors lead off to all first floor rooms.

## BEDROOM ONE

4.27m x 2.54m plus wardrobes (14' x 8'4 plus wardrobes)

UPVC double glazed sash window overlooks the front elevation with fitted plantation shutters. Corniced ceiling. Television aerial point. Period style column radiator. Two matching fitted wardrobes to either side of the chimney breast. Two matching freestanding drawer units.



## BEDROOM TWO

3.56m x 2.92m max (11'8 x 9'7 max)

Second double bedroom. Feature UPVC double glazed double opening doors with wrought iron 'Juliette' balcony overlooks the rear elevation. Fitted plantation shutters. Internet/phone point. Corniced ceiling. Slimline period style column radiator. Access to the loft space via a pull down ladder. The loft is part boarded with a light and houses a Worcester combi gas central heating boiler (installed 2016).



## BEDROOM THREE

2.77m x 1.68m (9'1 x 5'6)

Third nicely presented bedroom. UPVC double glazed sash window to the front elevation with fitted plantation shutters. Corniced ceiling. Slimline period style column radiator.



## BATHROOM/WC

2.49m x 1.65m (8'2 x 5'5)

Modern three piece white bathroom suite. UPVC obscure double glazed opening window to the rear elevation with tiled display sill. L shaped panelled bath with a glazed screen, centre mixer tap and over bath shower. Surface mounted Rak Ceramics wash hand basin with centre mixer tap and a tiled display surround. Wall mounted mirror fronted bathroom cabinet. Low level WC completes the suite. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Inset ceiling spot lights.



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## OUTSIDE

To the front of the property is a cottage style walled garden approached through a wrought iron pedestrian gate with crazy paved pathway leading to the front entrance. With a central stone chipped area surrounded by flower and shrub borders and a feature mature Copper Beach tree.

To the immediate rear is a very attractive walled landscaped garden, laid for ease of maintenance with Bradstone flagging. Very well stocked flower and shrub borders with mature climbing plants. Outside tap and garden lighting. Wall light. Timber gate give direct access to the rear service road.



## UTILITY

3.76m x 1.52m (12'4 x 5')

A very useful separate Utility Room situated at the rear of the Garage. Approached through a side hardwood door. Single glazed window with feature Spanish style wrought iron grate by Lytham Forge. Eye and low level fixture cupboards and drawers. Stainless steel single drainer sink unit with hot and cold water from an electric Heatrae Sadia water heater. Plumbing for washing machine. Three overhead inset ceiling spot lights. Opening leads to:

## GARAGE

5.41m x 3.73m (17'9 x 12'3)

Good sized single car garage approached through large double opening hardwood doors from the rear service road. Power and light connected. Inspection pit.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (installed 2016) in the loft serving panel radiators and giving instantaneous domestic hot water.

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to a 'peppercorn' ground rent. Council Tax Band C.

## LOCATION

A stunning three bedroomed mid terraced period property in the heart of Lytham, which has been modernised throughout and is a credit to the present owners. Conveniently situated within an easy stroll to LYTHAM GREEN and the Estuary and very close to the centre of Lytham with its well planned tree lined shopping facilities and town centre amenities. There are transport services running along Warton Street directly into town. An early viewing is strongly recommended.

## NOTE

The carpets, blinds and light fittings are included in the asking price.

The main roof was re slated in 2016. The Orangery is under guarantee until 2026.

64, Albert Street, Lytham St Annes, FY8 5EB



Total Area: 88.5 m<sup>2</sup> ... 952 ft<sup>2</sup>

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		87
	(81-91) B		
	(69-80) C		69
	(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		
	(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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