



ESTATE AGENTS • VALUER • AUCTIONEERS



95 Westby Street, Lytham

- Superb Terraced Cottage
- In the Heart of Lytham
- Lounge
- Open Plan Fitted Dining Kitchen
- Two Bedrooms
- Bathroom/WC
- Walled Gardens Front & Rear
- Gas CH & Double Glazing
- Viewing Essential
- EPC Rating D

£399,950

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



www.johnardern.com



95 Westby Street, Lytham

GROUND FLOOR

PORCH ENTRANCE

1.60m x 0.99m (5'3 x 3'3)

Double glazed leaded window overlooks the front garden. Lower meter cupboard. Wood laminate floor.

LOUNGE

5.89m x 4.47m (19'4 x 14'8)

Being open plan to the dining kitchen extension (overall measurement 32'7). Very impressive and well appointed front reception room with leaded double glazed window overlooking the front garden. Double panel radiator. Matching wood laminate floor. The focal point of the room is a gas log and pebble effect inset fire on the chimney breast. Inset downlighting. Turned staircase leads off with white spindled balustrade. Matching wood laminate floor. Further panel radiator. Under stair cloaks/store cupboard.



KITCHEN EXTENSION

4.17m x 3.84m (13'8 x 12'7)

With matching laminate floor. Side pitched ceiling with three Velux double glazed pivoting roof lights. Extensive range of wall and floor mounted cupboards and drawers. Corner carousel. Wood block working surfaces with concealed downlighting. Inset single drainer sink unit with chrome mixer tap. Plumbing facilities for automatic washing machine. Built in appliances comprise: Bosch automatic fan assisted electric oven. Lamona four ring gas hob in matching stainless steel surround. Illuminated stainless steel and glass extractor canopy above. Integrated fridge and freezer. Bosch integrated dishwasher. Part ceramic tiled walls. Matching wood laminate floor. Ceiling halogen downlights. Double glazed window with two lower opening lights with views looking onto the SOUTH FACING walled patio garden. Double opening, double glazed doors with integral blinds adjoin the DINING AREA and give access onto the walled patio garden.



FIRST FLOOR

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

LANDING

3.89m x 1.57m (12'9 x 5'2)

With matching spindled balustrade. Useful side airing cupboard contains a Potterton combi gas central heating boiler and lower storage. There is a folding loft ladder giving excellent access to the roof space for storage.

BEDROOM ONE

3.53m plus wardrobes x 3.18m plus side walk in rev (11'7 plus wardrobes x 10'5)

(plus side walk in reveal 6' x 2'9 with leaded double glazed opening window) The main double glazed leaded pivoting window overlooks the front garden. Double panel radiator. Halogen downlights. Extensive range of fitted wardrobes to one wall with centre mirror fronted doors and further matching cupboard on the opposite wall.



BEDROOM TWO

2.90m x 2.54m (9'6 x 8'4)

Deceptive second double bedroom. Double glazed window overlooks the south facing rear elevation. Double panel radiator. Ceiling halogen downlights.

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BATHROOM/WC

2.59m x 2.24m (8'6 x 7'4)

Ceramic floor and part wall tiles. Four piece modern suite comprises: tiled panelled bath with chrome mixer tap. Step in tiled shower compartment with a plumbed shower and fixed screen. Fixture wash hand basin with matching chrome tap and splash back tiling. The suite is completed by a low level WC. Chrome heated ladder towel rail. Ceiling halogen downlights. Double glazed outer window with lower obscure panel and top opening light. Ceiling halogen downlights.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Potterton 'combi' boiler contained in the landing airing cupboard serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows are DOUBLE GLAZED with the rear replacement uPVC units.

OUTSIDE

To the front of the property there is a cottage garden with stone paving and side flower and shrub borders and low level hedging. External coach light and double 13 amp power point.

To the rear there is a walled patio garden (27' x 14'5) laid again for ease of maintenance with stone paving and raised side shrub and flower border with climbing plants. The patio garden enjoys a SOUTH FACING aspect. External lights and garden tap. Timber garden store (5'10 x 4'). At the rear of the garden is a pedestrian gate leading onto the rear service road (George Street).



CAR PARKING/GARAGE SPACE

After the removal of the rear wall it would be possible subject to planning consent to form hard standing or erect a garage.

Note: Westby Street is in Zone A and vendors can obtain two full time permits at a cost of £25 per permit and a third visitor permit allowing visitors to park a number of times during the year. Zone A includes Westby Street, Talbot Terrace, Cleveland Road and Bannister Street.

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 D

LOCATION

This superbly appointed Lytham Fisherman's Cottage has been the subject of considerable modernisation and improvement including a rear extension and an internal viewing is strongly recommended to fully appreciate the well planned and tastefully decorated accommodation.

95 Westby Street, Lytham

The property is situated right in the heart of Lytham literally within yards of the extensive tree lined shopping facilities and town centre amenities.

Viewing recommended.

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, rightmove.com, onthemarket.com, Email Address: 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.

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 August 2020



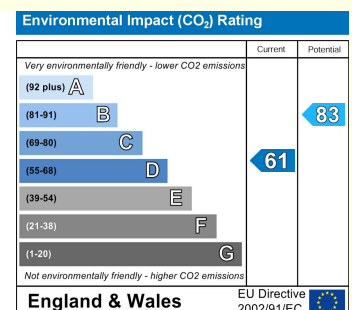
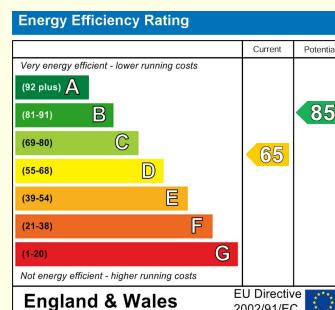
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