



ESTATE AGENTS • VALUER • AUCTIONEERS



The Kensington 94 Park View Road, Lytham

- Large Period Semi Detached House
- Recently Modernised Throughout
- Three Reception Rooms
- New Open Plan Living Dining Kitchen
- Large Utility & Cloaks/WC
- Four 1st Floor Bedrooms & Three New En Suites
- 2nd Floor Suite of Bedrooms & Stunning Principal Bathroom
- Private Rear Garden & Off Road Parking
- Basement for Excellent Storage Space
- Freehold, No Onward Chain, Part Exchange Considered, Reduction in Stamp Duty

Offers In The Region Of £1,175,000

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



www.johnardern.com



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GROUND FLOOR

External stone steps leading to the side entrance with wall mounted coach light.

SIDE ENTRANCE VESTIBULE

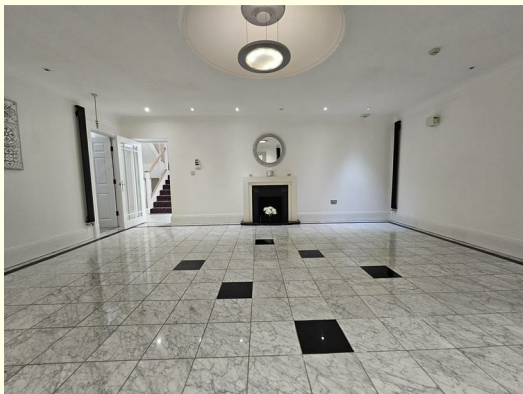
Approached through a hardwood outer door with glazed panels above providing natural light. Corniced high level ceiling and wall light. Ceramic tiled floor with sunken mat well. Inner hardwood door with inset glazed panels leads to the Hallway. Matching glazed panels to the side and over the door, again. providing good natural light.



RECEPTION/DINING HALLWAY

6.32m x 6.27m minimum (20'9 x 20'7 minimum)

Impressive central reception hallway. Double panel radiators and four contemporary wall mounted slimline radiators in matt black. Polished tiled floor. Corniced ceiling with a number of inset ceiling spot lights. Focal point is a fireplace with display surround and raised hearth.



PRINCIPAL LOUNGE

6.81m into bay x 4.72m (22'4 into bay x 15'6)

Very well appointed principal reception room. Walk in bay window overlooks the front garden with sash windows, fitted window blinds and curtains. High level corniced ceiling with centre decorative rose and picture rails. Four wall lights. Television aerial point. Two single panel radiators. Focal point of the room is a again an attractive fireplace with display surround, raised hearth and inset supporting a gas coal effect living flame fire.



SECOND SITTING ROOM

6.22m into bay x 5.82m (20'5 into bay x 19'1)

Second impressive reception room with a feature walk in corner bay overlooking the front aspect with sash windows, window blinds and curtains. Two single panel radiators. Television aerial point. Corniced ceiling and picture rails. Fireplace with white display surround, display hearth and gas coal effect living flame fire.





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STUDY/FAMILY SNUG

4.88m x 4.06m (16' x 13'4)

Third good sized reception room ideal as a Study or Family Snug. Sash window with window blinds to the side elevation with woodland views beyond. Corniced ceiling and picture rails. Single panel radiator.



INNER HALLWAY

4.04m x 3.96m (13'3 x 13')

Attractive inner hall with a turned staircase leading off to the first floor with a contemporary glazed balustrade. Staircase also leads down to the basement area. Two single panel radiators. Porcelain tiled floor with additional electric Mapei underfloor heating. Corniced ceiling with inset spot lights. UPVC double glazed window overlooks the side elevation with a top opening light. Additional sky light providing excellent natural light to the Hall and Stairs. Double opening glazed doors leading to the Family Dining Kitchen.

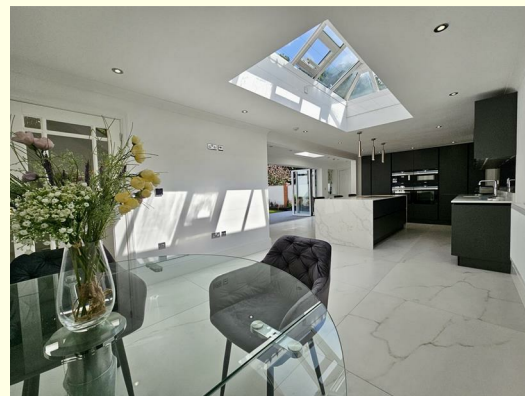


OPEN PLAN LIVING/DINING KITCHEN

9.19m x 4.98m (30'2 x 16'4)

Most impressive entertaining FAMILY kitchen. Comprising a

stunning brand new range of Nolte eye and low level fixture cupboards and drawers with feature colour changing ambient upper lighting. Incorporating two illuminated glazed display units. Blanco single drainer sink unit with a Kooker tap with inset boiling water function. Set in Quartz working surfaces with matching splash back and concealed down lighting. Matching large central Island unit/breakfast bar with three pendant light fittings above and retractable pop up power points. The high quality built in compliances comprises a Bora oversized four ring induction hob set in the Island unit with feature central built in extraction system. Siemens electric matching double oven and grills. Combination microwave oven above and an integrated Siemens automatic coffee machine. Integrated Siemens large fridge and freezer, both with matching cupboard fronts. Integrated Siemens dishwasher. Undercounter integral bin. Feature glazed lantern ceiling with two additional glazed roof lights. Aluminium framed Bi Folding patio doors overlook and give direct access to the rear garden. Two UPVC double glazed windows to either side of the patio doors, both with top opening lights. Second glazed roof light. Matching porcelain tiled floor throughout with electric Mapei three zone underfloor heating. Television aerial point and socket for a wall mounted TV. Two additional single panel radiators. Corniced ceiling and a number of inset spot lights. Utility Room and Cloaks/WC leading off.





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UTILITY ROOM

3.43m x 2.87m (11'3 x 9'5)

Very useful separate Utility. With a range of matching Nolte fixture cupboards. Single drainer sink unit with centre mixer tap set in working surfaces with matching splash back. Hotpoint freestanding washing machine and adjoining Hotpoint tumble dryer. Matching porcelain tiled floor with electric underfloor heating and additional single panel radiator. Two glazed roof lights. Corniced ceiling with inset spot lights.



CLOAKS/WC

1.75m x 1.42m (5'9 x 4'8)

Glazed roof light. New two piece white suite comprises: Semi concealed Roca low level WC. Wall hung vanity wash hand basin with centre mixer tap and drawer below. Illuminated wall mirror above. Matching porcelain tiled floor with electric underfloor heating. Corniced ceiling with an extractor fan. Chrome heated ladder towel rail. Part tiled walls.



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BASEMENT

Leading from the staircase off the Inner Hall with inset ceiling spot lights and Emergency lighting. Door leading to:

ROOM ONE

5.36m x 4.67m (17'7 x 15'4)

Providing excellent storage space. Power and light connected. Wall mounted gas meter. Kingspan new 300 litre pump fed hot water tan. Door leading to:

ROOM TWO/WINE CELLAR

5.38m x 1.52m (17'8 x 5')

Power and light connected.

FIRST FLOOR LANDING

6.50m x 2.06m minimum (21'4 x 6'9 minimum)

Spacious landing approached from the previously described staircase with a UPVC double glazed window to the half landing and additional window to the main landing area providing excellent natural light. Both with top opening lights. Corniced ceiling and centre decorative rose. Single panel radiator. Double doors reveal a built in store cupboard. Staircase with side hand rail leads to the second floor accommodation. White panelled doors leading off.



BEDROOM SUITE ONE

6.27m into bay x 5.97m (20'7 into bay x 19'7)

Stunning principal bedroom suite. Feature walk in circular corner bay with sash windows enjoying views to the front elevation. High level corniced ceiling with centre decorative rose. Television aerial point. Two double panel radiators. Feature marble fireplace with display surround, decorative tiled hearth and inset with a cast iron grate. Door leads to the En Suite.





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BEDROOM SUITE TWO

5.87m x 4.39m max (19'3 x 14'5 max)

Second spacious en suite bedroom. Sash window enjoys views to the front elevation. Corniced ceiling and centre rose. Television aerial point. Double and single panel radiators. Door leading to the En Suite.



EN SUITE SHOWER ROOM/WC

2.92m x 1.98m (9'7 x 6'6)

Sash window to the side elevation with window blinds. Brand new four piece wet room style suite. Wide showering area with a fixed glazed screen, overhead rainfall power shower and additional hand held shower. Twin Roca vanity wash hand basins, both with drawers below and centre mixer taps. Wall mounted illuminated and mirror fronted bathroom cabinet above. Roca semi concealed low level WC completes the suite. Porcelain tiled walls and floor. Inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail.



EN SUITE SHOWER ROOM/WC

2.74m x 1.75m (9' x 5'9)

Brand new three piece white suite. Wide showering area with a fixed glazed screen, overhead rainfall power shower and additional hand held shower. Vanity wash hand basin with drawer below and centre mixer tap. Wall mounted illuminated mirror fronted bathroom cabinet above. Semi concealed low level WC and tiled display. Porcelain tiled walls and floor. Inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail.



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BEDROOM THREE

4.65m x 4.17m (15'3 x 13'8)

Third good sized double bedroom. Sash window enjoys woodland views towards Green Drive. Additional UPVC double glazed window to the rear elevation. Single panel radiator. Corniced ceiling and centre rose.



BEDROOM FOUR

4.67m x 3.05m (15'4 x 10')

Fourth double bedroom with en suite leading off. Sash window overlooks the rear aspect. Single panel radiator. Corniced ceiling and centre rose.



EN SUITE SHOWER ROOM/WC

2.57m into shower x 0.97m (8'5 into shower x 3'2)

UPVC obscure double glazed window to the side elevation with top opening light. Brand new three piece suite. Full width shower cubicle with a pivoting glazed door, overhead rainfall power shower and additional hand held shower. Rak Ceramics wash hand basin with centre mixer tap. Wall mounted illuminated mirror fronted bathroom cabinet above. Semi concealed low level WC completes the suite. Tiled display sill. Porcelain tiled walls and floor. Inset ceiling spot lights and wall mounted extractor fan. Chrome heated ladder towel rail.



SECOND FLOOR LANDING

6.40m x 1.85m (21' x 6'1)

Spacious second floor accommodation which could easily be used as the principal bedroom suite if preferred with separate dressing room and bathroom or as a superb 2nd floor Teenagers suite. Approached from the previously described staircase with contemporary glazed balustrade. Velux double glazed pivoting roof light.



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BEDROOM FIVE

4.90m x 4.72m (16'1" x 15'6")

UPVC double glazed window with superb views along Park View Road and Lytham C of E primary school. Two top opening lights. Double panel radiator. Wall mounted Fujitsu air conditioning unit.



vanity wash hand basins with centre mixer taps and drawers below. Illuminated mirror fronted bathroom cabinet above. Roca low level WC completes the suite. Access to loft space. Fujitsu wall mounted air conditioning unit. Three chrome heated ladder towel rails. Part tiled walls and porcelain tiled floor.



BEDROOM SIX/DRESSING ROOM

5.00m max x 4.72m (16'5" max x 15'6")

(some restricted head height) Sixth double bedroom. Sash window to the side elevation with woodland views. Double panel radiator. Inset ceiling spot lights. Built in store cupboard.



PRINCIPAL BATHROOM/WC

4.62m x 3.99m (15'2" x 13'1")

A stunning principal bathroom comprising a brand new luxury five piece suite. Feature central freestanding designer oval deep fill bath with centre mixer tap and hand held shower attachment. Walk through showering area with a fixed glazed screen, overhead rainfall power shower and additional hand held shower. Recessed tiled displays. Twin

OUTSIDE

To the front of the property is a walled garden approached through a large wrought iron gate, with an artificial lawned area, supported by well stocked flower and shrub borders. An asphalt driveway provides excellent off road parking for a number of cars and continues down the side of the property, again with side shrub borders.

To the immediate rear is a newly landscaped enclosed garden with lovely views towards Green Drive woodland. With a raised composite patio adjacent to the Bi Folding doors leading from the family Living/dining Kitchen, with inset LED deck lighting and further wall mounted external lighting. Central artificial lawn with a second rear composite



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decked patio area, enjoying the evening sun. Raised timber planters stocked with maturing flowering plants and shrubs. Garden tap and all weather power points. Double opening timber gates lead to the front driveway and a very useful bin store area.



CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a new Vaillant boiler concealed in the Utility Room serving panel radiators and domestic hot water. There is a new 300 litre pump fed hot water tank located in the basement. Additional three zone Mapei electric underfloor heating to the inner Hallway, Kitchen, Utility and Cloaks/WC.

PART DOUBLE GLAZING

Where previously described some of the windows have been DOUBLE GLAZED with UPVC frames.

VENDOR NOTES

Traditional construction and fully renovated in accordance with the approved planning drawings for residential use. The property has a security alarm fitted and a fire alarm system. The property has been re-wired to current building regulations (certified). A new boiler and hot water pressure system has been fitted to serve the whole house. All fitted appliances come with manufacturers guarantees. All areas are either newly carpeted or tile floors. Hansgrohe fittings to all bathrooms.

PART EXCHANGED CONSIDERED. POTENTIAL FOR STAMP DUTY TO BE PAID

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band to be advised.

LOCATION

A stunning example of a spacious semi detached period residence, which has recently undergone a comprehensive modernisation programme throughout. Enjoying a commanding position on the corner of Park View Road adjacent to Green Drive woodland walk and being within minutes walking distance from Green Drive Golf Course and into the centre of Lytham with it's attractive shopping facilities and town centre amenities. The Kensington is close to St Peter's and Lytham C of E primary schools and St Bedes senior school. Standing on a large plot with a long driveway providing excellent off road parking with a landscaped rear garden and offering spacious family accommodation of approx 4280sqft living space over three floors, with a brand new open plan Living/Dining Kitchen, six double bedrooms, three new en suites and an impressive new principal bathroom, together with basement rooms providing excellent additional storage space. Internal and external viewing essential. No onward chain.



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VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

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

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 July 2023



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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	73

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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