



ESTATE AGENTS • VALUER • AUCTIONEERS



## 4 Bath Street, Lytham

- Stunning Grade II Listed Terraced Cottage
- In the Heart of Lytham, Yards from Lytham Green
- Two Reception Rooms
- Breakfast Room & Fitted Kitchen
- Two Double Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Rear Enclosed Patio Garden & Parking Space
- Freehold & EPC Rating D

**Guide Price £550,000**

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



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





## 4 Bath Street, Lytham

### GROUND FLOOR

#### ENTRANCE VESTIBULE

4'4 x 3'

Approached through an outer door with upper original semi circular leaded fan light. Single panel radiator. Corniced ceiling and centre decorative rose. Inner panelled door leading to the Lounge.

#### LOUNGE

15' x 14'8



Delightful principal reception room. Secondary glazed window overlooking the front elevation. Internal folding wooden plantation shutters. Focal point of the room is a feature central fire place with gas coal effect living flame fire with beaten metal insert and white details surrounding the over mantle. Raised hearth. Both sides of the chimney breast there are fitted period style display cupboards with open shelving and television housing cabinet. Single panel radiator on the inner wall. Corniced ceiling and centre rose. Deep L shaped under stair cloaks store cupboard with overhead light. From the lounge there is a square arch which leads to the adjoining Dining Room. The sofas and coffee table could be included in the sale.



#### DINING ROOM

14'7 x 13'6 max



Second well proportioned reception room with turned staircase leading off and white balustrade. Recessed chimney breast with canopied cast iron wood burning stove set on a slate hearth having matching open period cupboards and shelving to both sides. Corniced ceiling with centre rose. Single panel radiator. Obscure double glazed leaded and stained glass window gives further light. Two folding double glazed doors with access to the Morning Room. The dining table and chairs are included in the sale.

## MORNING ROOM

13'4 x 5'10



Double glazed with a 'lantern' roof and fixed wall lights. Two single panel radiators. Double opening double glazed doors overlooking with access to enclosed rear patio garden. Internal door reveals a laundry store cupboard with a Bosch washing machine and a Blomberg tumble dryer. Attractive freestanding period style dresser display unit. Square arch leading to the adjoining Kitchen.

## KITCHEN

11'8 x 8'4



Very tastefully fitted kitchen with an excellent range of wall and floor mounted cupboards and drawers. Wood block working surfaces with a deep Belfast style sink with matching draining board and antique style mixer taps. Built in appliances comprise; Bosch fan assisted electric double oven, Zanussi five ring gas hob luminated stainless steel extractor canopy above. Freestanding Electrolux

fridge/freezer. Bosch dishwasher. Matching tiled floor and part tiled walls. Matching free standing wine rack and open display shelving. Corniced ceiling. Double glazed opening outer window with views of the enclosed rear garden. Concealed Worcester combi gas central heating boiler (fitted February 2023) with integral programming control.



## FIRST FLOOR LANDING



Approached from a superbly designed and refitted split level staircase with balustrade. The landing has been tastefully decorated and has two panel radiators. Corniced ceiling and centre rose. Double glazed side window gives south facing natural light. Strip pine doors lead to first floor rooms.

## BEDROOM SUITE ONE

12'7 plus wardrobes x 11'3



Superb principal double bedroom. Tastefully appointed and



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fitted. Two secondary glazed sash windows with fitted plantation shutters overlook the front elevation. Corniced ceiling with centre rose and five ceiling down lights. Double panel radiator. Bank of fitted wardrobes with central drawers to one wall. Sliding door with adjoining feature obscure glass bricks leading to the En Suite.

### EN SUITE SHOWER ROOM/WC

11' into shower x 4'7



Modern three piece suite comprises: step in tiled shower compartment with a Mira sport shower and pivoting glazed outer door. Period style vanity wood hand basin with marble top and antique mixer taps with cupboards beneath. The suite is completed by low level WC. Corniced ceiling with inset down lights and extractor fan. Ceramic tiled floor.

### BEDROOM TWO

13'7 x 10'1



Second well proportioned double bedroom. Double opening,

double glazed doors with a wrought iron 'Juliette' balcony with delightful views of the rear elevation. Single panel radiator. Corniced ceiling and centre rose. Chimney breast with a display fire surround. Telephone point.

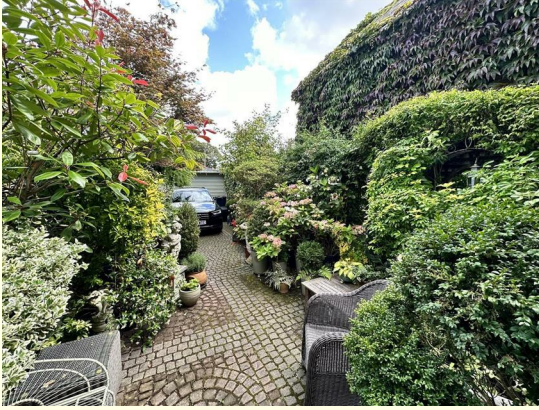
### BATHROOM/WC

12'5 x 7'2



Stunning five piece suite comprises: free standing roll top bath chrome mixer tap and hand shower. Wide tiled step in shower compartment with an overhead plumbed shower, additional hand held shower and sliding outer doors. Twin period style vanity wash hand basins with marble effect top and matching antique style mixer taps, cupboards and drawers beneath. The suite is completed by a low level wc. A period style radiator set in a chrome heated towel rail. Two double glazed outer windows with roller blinds. Ceramic tiled floor. Corniced ceiling with inset down lighting and extractor fan.

## OUTSIDE



To the immediate rear there is an enclosed walled patio garden (approx 40' x 15') which has been block paved with side dwarf walling supporting a host of mature shrubs and climbing plants and fruit trees. The garden has external lighting and electric power points and enjoys a very private secluded position.



## PARKING

To the immediate rear of the garden there is an electrically operated roller garage style door which gives private off road secure car parking, which is approached from the rear service road (Shepherd Street).

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (installed February 2023) serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the rear and side windows have been DOUBLE GLAZED with secondary glazed to the front two windows.

## TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band E

## NOTE

Due to relocating the Vendor is happy to include a number of items of furniture in the agreed sale price. Together with carpets, blinds and light fittings.

## LOCATION

This unique Grade II listed mid terraced two bedroomed cottage is situated in the heart of Lytham centre, only yards from local shops, restaurants and cafes and within sight of Lytham Green and the Ribble Estuary. The property offers deceptively spacious and superbly appointed accommodation which is in keeping with the period style and design. This particular property has the benefit of a large rear patio garden and an OFF ROAD PARKING space. An internal and external inspection is strongly recommended. No onward chain.

## 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](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 Arden & 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

John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the

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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 2023

4, Bath Street, Lytham St Annes, FY8 5ES



Total Area: 113.9 m<sup>2</sup> ... 1226 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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	84

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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