



ESTATE AGENTS • VALUER • AUCTIONEERS



Roth House 18 West Bank Avenue, Lytham

- Impressive Spacious Family Semi Detached Period Home
- Highly Sought After Location Close to Lytham Green
- Two Reception Rooms & Large Conservatory
- Modern Fitted Dining Kitchen, Utility & Cloaks/WC
- Three 1st Floor Double Bedrooms & Dressing Room
- 1st Floor En Suite Bathroom/WC & Bathroom/WC
- Two 2nd Floor Double Bedrooms, Study & Modern Shower/WC
- Walled Garden to the Front & Rear
- Off Road Parking & Garden Timber Store
- Leasehold & EPC Rating E

£725,000

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



www.johnardern.com



Roth House

18 West Bank Avenue, Lytham

GROUND FLOOR

ENTRANCE VESTIBULE

5'2 x 4'10

Approached through an outer door with inset glazed panels and additional glazed panel above providing good natural light. Corniced ceiling and dado rails have been retained. Ornate ceramic tiled floor. Inner door with obscure glazed panels leads to the Hallway. Matching panels above and to the side.

HALLWAY

25'5 x 5'9



Spacious entrance hallway with a laminate wood effect floor. Turned staircase leads off to the first floor with a spindled balustrade. Useful deep understair cloaks/meter cupboard with wall light. High level corniced ceiling with decorative arch. Part panelled walls to the dado rails. Telephone point. Panel radiator set behind a decorative screen. Panelled doors leading off.

LOUNGE

19'3 into bay x 13'7



Impressive principal reception room. Walk in bay overlooks the front elevation with sash windows and upper stained glass leaded lights. Corniced ceiling and picture rails. Centre decorative rose. Double panel radiator. Matching laminate wood effect flooring. Television aerial point. Focal point of the room is a fireplace with display surround, raised polished hearth and inset supporting a gas coal effect living flame fire.

SITTING ROOM

15' x 12'8



Second well proportioned reception room. Sash windows overlook the side and rear elevations. Corniced ceiling with centre rose. Dado rails. Double panel radiator. Again the focal point of the room is a fireplace with polished wood display surround, raised polished hearth and decorative tiled inset with cast iron grate.

INNER HALL

5'9 x 3'6

Matching laminate wood flooring and panelled walls. Original built in double cupboard with storage above. Doors leading off to the Cloaks/WC and Dining Kitchen.

CLOAKS/WC

10' x 5'9 max

(max L shaped measurements) Spacious and nicely decorated ground floor cloaks. UPVC obscure double glazed opening window to the side elevation. Two piece modern white suite comprises: Vanity wash hand basin with a centre mixer tap, drawer and display shelving below. Low level WC. Chrome heated ladder towel rail. Corniced ceiling. Built in cupboard houses the hot water cylinder.

FAMILY DINING KITCHEN

21'4 x 13'9



Superb modern family kitchen installed approximately 2.5 years ago. Comprising an excellent range of eye and low level fixture cupboards and drawers. Incorporating two glazed display units. Large central island unit/breakfast bar with a moulded one and a half bowl sink unit with centre mixer tap. Set in Corian working surfaces. Concealed down lighting. Built in appliances comprise: Belling cooking range with a five ring induction hob and an illuminated extractor canopy above. Electric double oven and grill below. Integrated Gorenje dishwasher with a matching cupboard front. Hi sense American style freestanding fridge/freezer available by separate negotiation. Ceramic tiled floor. Inset ceiling spot lights. Double panel radiator. Concealed wall mounted Worcester gas central heating boiler. Two UPVC double glazed sash windows to the side elevation. Additional smaller UPVC double glazed window to the side aspect. Central outer door with an inset obscure glazed panel gives direct rear garden access. Part glazed door and steps lead down to the Dining Conservatory.



CONSERVATORY
21'8 x 16'5 max



(max L shaped measurements) Spacious Conservatory with a pitched glazed ceiling. UPVC double glazed windows overlook the rear garden with a number of top opening lights. Double opening double glazed French doors give direct garden access. Cast iron wood burning stove. Laminate wood effect flooring. Overhead light. Obscure glazed door leading to the Utility.

UTILITY ROOM
8'9 x 7'6

Useful separate Utility room with a UPVC double glazed window to the rear elevation. Top opening light. Additional feature stained glass window to the Conservatory. Eye and low level fixture cupboards and drawers. Stainless steel circular sink unit with centre mixer tap. Set in laminate display surfaces with splash back tiling. Plumbing for a washing machine. Space for a tumble dryer.

FIRST FLOOR LANDING

Spacious split level landing approached from the previously described staircase with matching spindled balustrade. Staircase continues to the second floor accommodation. Corniced ceiling and decorative arch. Part panelled walls to the dado rails. Inset ceiling spot lights. Wall light. Panelled doors leading off.

BEDROOM ONE
15'5 x 14'1



Large sash window enjoys an outlook to the front elevation with views along West Bank Avenue. Upper stained glass leaded lights. Double panel radiator. Ornate corniced ceiling with inset ceiling spot lights. Dado rails. Panel radiator set behind a decorative screen.

DRESSING ROOM
11' x 4'10

Very useful separate Dressing Room. Sash window overlooks the front elevation with upper stained glass leaded light. Corniced ceiling with inset spot lights. Engineered oak wood floor. Range of fitted open wardrobe frames with hanging rails, shelving, shoe storage and drawers.

BEDROOM TWO
14'9 x 13'2



Second tastefully presented double bedroom. UPVC double glazed sash window overlooks the rear elevation. Additional double glazed sash window to the side. Corniced ceiling. Single panel radiator.

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BEDROOM THREE

13'10" x 11'5"



Third double bedroom with a spacious en suite bathroom leading off. High level double glazed window to the rear elevation with two opening lights. Additional UPVC double glazed window to the side with a top opening light. Single panel radiator. Television aerial point.

EN SUITE BATHROOM/WC

10'3" x 9'6"



UPVC obscure double glazed window to the side elevation with a lower opening light. Modern three piece white suite comprises: Step up bath with a centre mixer tap and display surround with hand held shower attachment. Pedestal wash hand basin with a centre mixer tap. Matching tiled display sill. Low level WC completes the suite. Wall light. Panelled walls and tiled floor. Chrome heated ladder towel rail. Inset ceiling spot lights.

BATHROOM/WC

10'4" x 5'9"



UPVC obscure double glazed sash window to the side elevation. Three piece white suite comprises: Freestanding 'claw & ball' bath with a centre mixer tap, pivoting glazed shower screen and over bath shower. Pedestal wash hand basin. Low level WC. Ceramic tiled walls and floor. Chrome heated ladder towel rail. Inset ceiling spot lights. Built in linen store cupboard.

SECOND FLOOR LANDING



Spacious second floor split level landing with part panelled walls to the dado rail. Matching spindled balustrade. Velux double glazed pivoting roof light. Panelled doors leading off to all second floor rooms.

BEDROOM FOUR

20'10 x 13'9



Very spacious extended fourth double bedroom with UPVC double glazed windows to the side and rear elevations. With side opening lights. Single panel radiator. Access point with a pull down ladder for external roof access.

STUDY

18'5 x 15'6



(some restricted head height) UPVC double glazed window to the front elevation with a side opening light and upper stainless glass leaded light. Double panel radiator. Stripped and polished wood floor. Inset ceiling spot lights.

BEDROOM FIVE

15'6 x 12'11



(some restricted head height) Velux double glazed pivoting roof light with integral window blind. Additional UPVC double glazed window having rear aspect views. Top opening light. Single panel radiator. Inset ceiling spot lights.

SHOWER ROOM/WC

10'6 x 5'9



UPVC obscure double glazed window to the side elevation with a top opening light. Modern four piece white bathroom suite comprises: Wide shower cubicle with sliding glazed doors and a Triton Opal 3 electric shower. Twin vanity wash hand basins, both with matching centre mixer taps and cupboards below. Illuminated wall mirror above. Low level WC completes the suite. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Overhead light.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler in the Kitchen serving panel radiators and domestic hot water.

PART DOUBLE GLAZING

Where previously described the majority of windows have been DOUBLE GLAZED with UPVC units.

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OUTSIDE



To the front of the property is a walled garden with side lawn and shrub borders with a block paved driveway providing off road parking for two cars. Garden tap. Matching pathway to the front entrance with a stone chipped border with inset shrubs. External wall mounted coach light. External gas meter. Side gates gives direct rear garden access.

To the immediate rear is an attractive walled garden two raised timber decked seating areas and stone flagged patio with a small corner lawn. Raised brick borders, well stocked with flowering plants and mature shrubs. External lighting. Very useful timber garden store with power and light connected.

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 £ 4.54. Council Tax Band F

LOCATION

A superb example of a period semi detached family property offering spacious accommodation over three floors with six double bedrooms and three bathrooms. Situated in a most desirable area known as 'The Avenues' which is in a Conservation area which runs between Clifton Drive and Church Road and being within walking distance to the centre of Lytham with its excellent shopping facilities and town centre amenities, and yards from Lytham Green. Transport services are available on Church Road leading to both Lytham and St Annes. Other local points of interest include the property being in the catchment area for Lytham Hall Park and Ansdell Primary Schools, Fairhaven Golf Course and local shopping facilities in Ansdell. Viewing essential

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 October 2023



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
			71			
			50			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	



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