



ESTATE AGENTS • VALUER • AUCTIONEERS



10 Victory Boulevard, Lytham

- Stunning Modern Detached Family House
- Close Walking Distance to Lytham Green
- Three Reception Rooms & Modern Open Plan Living/Dining Kitchen
- Utility & Cloaks/WC
- Three 1st Floor En Suite Double Bedrooms
- 4th Double Bedroom/Dressing Room, Fitted Home Office/Bedroom 5 & Bathroom/WC
- 2nd Floor Games Room/Bedroom Six, Shower Room/WC & Store Room
- Recently Landscaped South Facing Rear Garden
- Double Garage & Off Road Parking
- Leasehold & EPC Rating C

£849,950

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



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GROUND FLOOR

CENTRAL HALLWAY

7.49m x 3.43m max (24'7 x 11'3 max)

Impressive central hallway approached through an outer composite door with an inset frosted double glazed panel. Full length frosted double glazed panels to either side provide good natural light. Laminate wood flooring throughout. Corniced ceiling. Single panel radiator. Turned staircase leads off to the first floor with a white spindled balustrade. Understair store cupboard. Built in good sized cloaks/store cupboard with an overhead light. Contemporary doors leading off.



CLOAKS/WC

2.01m x 1.04m (6'7 x 3'5)

Two piece white suite comprises: Roca pedestal wash hand basin with a centre mixer tap. Roca low level WC. Part tiled walls. Overhead light and ceiling;ing extractor fan. Single panel radiator. Matching laminate wood floor.



PRINCIPAL LOUNGE

6.93m x 5.18m (22'9 x 17')

Tastefully appointed principal reception room. Double glazed window overlooks the front elevation with two side opening lights. Two single panel radiator. Corniced ceiling. Focal point of the room is a modern fireplace with display surround and matching raised hearth supporting a gas living flame fire. Two double glazed windows to either side of the fireplace. Two wall lights. Television aerial point. Telephone point. Additional socket and aerial point for a wall mounted TV. Door leading to the Dining Room.



FAMILY SITTING ROOM

3.81m x 3.53m (12'6 x 11'7)

Well proportioned second reception room overlooks the front elevation with two side opening lights. Single panel radiator. Laminate wood flooring. Corniced ceiling.



STUDY

2.77m x 2.54m (9'1 x 8'4)

Double glazed window to the front elevation with a side opening light. Single panel radiator. Corniced ceiling.



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DINING ROOM

4.90m x 1.93m (16'1 x 6'4)

Superb central Dining Room leading off the central hallway with additional door leading to the Lounge. Being open plan to the adjoining Breakfast Kitchen and Family Snug. Double glazed double opening French doors overlook and give direct access to the rear south facing landscaped gardens. Matching laminate wood flooring. Double and single panel radiators. Corniced ceiling. Square arch to the Kitchen and Snug.



FAMILY SNUG/GARDEN ROOM

3.76m x 2.21m (12'4 x 7'3)

Second set of double glazed double opening French doors leading on to the rear slate sun terrace. Matching full length double glazed windows to either side of the French doors. Polished tiled floor. Corniced ceiling.



BREAKFAST KITCHEN

4.98m x 3.78m (16'4 x 12'5)

Stunning family Kitchen installed approximately 12 months ago. Two double glazed windows enjoy a view over the rear garden. With side opening lights. Additional double glazed window to the side elevation with a side opening light. Excellent range of eye and low level fixture cupboards and drawers. One and a half bowl Schock sink unit with a Grohe centre mixer tap. Set in heat resistant working surfaces with matching splash back and concealed down lighting. Central Onyx island unit/breakfast bar. with overhead lights. Built in Siemens appliances comprise: Wide induction hob. Contemporary extractor fan above. Electric oven and grill with microwave oven above. Integrated fridge and freezer both with matching cupboard fronts. Integrated Siemens dishwasher and wine fridge. Matching polished tiled floor. Inset ceiling spot lights. Door to the Utility.





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UTILITY ROOM

3.12m x 1.70m (10'3 x 5'7)

Useful separate Utility room. Outer door with an inset obscure double glazed panel leads to the side of the house. Fitted eye and low level cupboards. Stainless steel single drainer sink unit with centre mixer tap set in working surfaces with splash back tiling. Plumbing for a washing machine. Space for a tumble dryer. Wall mounted Vaillant gas central heating boiler and adjoining wall mounted programmer control. Matching tiled floor. Single panel radiator. Ceiling extractor fan.

FIRST FLOOR LANDING

Spacious first floor landing approached from the previously described staircase with matching white spindled balustrade. Continuing staircase to the 2nd floor accommodation. Corniced ceiling. Useful built in linen store cupboard. Single panel radiator. Matching doors leading off.



BEDROOM SUITE ONE

4.42m x 3.78m (14'6 x 12'5)

Superb principal bedroom suite. Double glazed window overlooks the front of the property with two side opening lights. Corniced ceiling. Single panel radiator. Laminate wood flooring. Provisions for a wall mounted TV. Square arch to the Dressing Area.



WALK THROUGH DRESSING ROOM

2.51m plus wardrobes x 2.21m (8'3 plus wardrobes x 7'3)

Double glazed window to the front elevation with side opening light. Matching laminate wood flooring. Fitted dressing table with cupboards below with sliding doors. Bank of fitted wardrobes with matching sliding doors. Door to the En Suite.



EN SUITE SHOWER ROOM/WC

2.82m x 2.31m (9'3 x 7'7)

Modern four piece Wet Room. Obscure double glazed window also to the front elevation with two side opening lights. Wide mosaic tiled showering area with a plumbed overhead shower and fixed glazed screen. Twin contemporary wash hand basins with centre mixer taps set on a display surround with matching centre mixer taps and drawers and display shelf below. Mosaic tiled display sill with two illuminated wall mirrors above. Semi concealed low level WC completes the suite. Illuminated recess display above. Two heated chrome ladder towel rail. Ceramic tiled walls and floor. Inset ceiling spot lights and extractor fan.



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BEDROOM SUITE TWO

5.11m x 3.48m (16'9 x 11'5)

Second en suite double bedroom. Double glazed windows to both the side and rear elevations, both with side opening lights. Corniced ceiling. Laminate wood flooring. Double panel radiator. Door to the En Suite.



BEDROOM SUITE THREE

4.45m x 3.48m (14'7 x 11'5)

Third tastefully presented double bedroom. Double glazed window overlooks the rear elevation with two side opening lights. Corniced ceiling. Laminate wood flooring. Single panel radiator. Door leads to the En Suite.



EN SUITE SHOWER/WC

2.31m x 1.55m (7'7 x 5'1)

Three piece white suite comprises: Step in shower cubicle with a plumbed shower and folding glazed doors. Pedestal wash hand basin with centre mixer tap. Wall mirror above with a wall mounted shaving socket. Roca low level WC. Part tiled walls. Single panel radiator. Overhead light and extractor fan.



EN SUITE SHOWER ROOM/WC

2.34m x 1.32m (7'8 x 4'4)

Obscure double glazed opening window to the rear aspect. Three piece white suite comprises: Step in shower cubicle with a plumbed shower and folding glazed doors. Pedestal wash hand basin with centre mixer tap. Wall mirror above with a wall mounted shaving socket. Roca low level WC. Part tiled walls. Single panel radiator. Overhead light and extractor fan.



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BEDROOM FOUR/DRESSING ROOM

3.18m x 2.87m plus wardrobes (10'5 x 9'5 plus wardrobes)

Originally designed as a double bedroom but currently used as an additional Dressing Room. Double glazed window to the front elevation with side opening light. Double panel radiator. Laminate wood flooring. Range of freestanding wardrobes to two walls.



HOME OFFICE/BEDROOM FIVE

3.76m x 3.23m (12'4 x 10'7)

Originally designed as a double bedroom but now used as a very well fitted home office with a double glazed window overlooking the rear garden. Two side opening lights. Panel radiator. Television aerial point. Fitted office furniture by Neville Johnson comprising a large corner desk unit with cupboards and drawers to either side. Matching fitted display shelving to one wall.



BATHROOM/WC

3.00m x 2.59m (9'10 x 8'6)

Obscure double glazed window to the side elevation with a side opening light. Four piece white bathroom suite comprises: Panelled bath with a centre mixer tap. Step in corner shower cubicle with a plumbed shower and sliding glazed door. Vanity wash hand basin with cupboard and drawers below and a centre mixer tap. Wall mirror above with canopied lighting and shaving socket. Roca low level WC completes the suite. Single panel radiator. Overhead light and extractor fan.



SECOND FLOOR LANDING

4.93m x 2.95m max (16'2 x 9'8 max)

Spacious second floor accommodation. Velux double glazed pivoting roof light. Access to loft space. Single panel radiator. Double doors reveal a built in cupboard housing the hot water cylinders.

GAMES ROOM/BEDROOM SIX

6.88m x 3.81m (22'7 x 12'6)

Feature entertaining room. Two Velux double glazed pivoting roof lights. Laminate wood flooring. Two access points to the



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roof eaves. Corniced ceiling. Television aerial point. Feature L shaped fitted bar with canopied lighting above and illuminated mirror back glazed display shelves. Door to the En Suite.



EN SUITE SHOWER ROOM/WC

2.62m x 2.46m (8'7 x 8'1)

Velux double glazed pivoting roof light. Three piece white suite comprises: Step in shower cubicle with a plumbed shower. Pedestal wash hand basin with centre mixer tap. Roca low level WC. Part tiled walls. Single panel radiator. Overhead light and extractor fan.

STORE ROOM

4.62m x 2.34m max (15'2 x 7'8 max)

(max L shaped measurements) Velux double glazed pivoting roof light. Double panel radiator. Overhead light.

OUTSIDE

The front of the property is approached through a wrought iron gate with matching balustrades, shrub borders and a stone flagged pathway. A shared block paved driveway leads down the side of the house to the private driveway with off road parking directly in front of the detached brick garage. Electric car charging point. Three timber gates give immediate rear garden access.

To the immediate rear is a stunning enclosed rear garden enjoying a sunny south facing aspect. The easily maintained garden has been recently landscaped with a slate sun terrace with matching pathways. Steps lead up to a composite decked entertaining patio and adjoining artificial lawn. Surrounded by raised illuminated planters stocked with shrubs and slate chippings. Further side borders with maturing trees and conifers. External lighting and garden tap.



DOUBLE GARAGE

5.72m x 5.59m (18'9 x 18'4)

Detached double brick garage with a pitched and tiled roof. With two electric up and over doors with inset obscure glazed panels. UPVC side personal door with an inset double glazed panel. Power and light connected.

CENTRAL HEATING

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

DOUBLE GLAZING

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

NOTE

The property currently has a Verisure CCTV system, this isn't included in the sale but a new purchaser could easily replace and install if required.



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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 £300. Council Tax Band G

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £388.12 per annum is currently levied.

LOCATION

This beautifully presented detached family house offers spacious flexible accommodation set over three floors. Situated on Lytham Quays, a small development built by Kensington Developments in 2008 close to the start of Lytham Green and just a short stroll into Lytham centre with its comprehensive shopping facilities and town centre amenities. An internal and external viewing is essential to appreciate what this property has to offer together with its south facing recently landscaped rear garden.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

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

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 October 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	83

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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