



ESTATE AGENTS • VALUER • AUCTIONEERS



## 25 Mythop Avenue, Lytham

- End of Terraced Period Family House
- In Need of Modernisation
- Two Reception Rooms
- Kitchen, Utility & WC
- Three Good Sized Bedrooms
- Bathroom/WC
- Enclosed Rear Garden
- Gas Central Heating & Double Glazing
- Walking Distance to Lytham Centre
- Leasehold & EPC Rating E

**£289,950**

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



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





## 25 Mythop Avenue, Lytham

### GROUND FLOOR

#### HALLWAY

4.19m x 1.70m (13'9 x 5'7)

Approached through a UPVC outer door with an inset obscure double glazed leaded panel. Double glazed leaded window to the side provides natural light. Single panel radiator. Corniced ceiling. Turned staircase leads to the first floor with a white spindled balustrade. Understair store cupboard. Stripped pine doors lead off.

#### RECEPTION ROOM

4.95m x 3.45m (16'3 x 11'4)

Walk in double glazed square bay window overlooks the front garden. Upper leaded lights with two top opening lights. Corniced ceiling. Picture rails. Double panel radiator. Television aerial point. Gas fire.



#### SITTING ROOM

5.31m x 3.68m (17'5 x 12'1)

Second good sized reception. room. UPVC double glazed double opening French doors overlook and give direct rear garden access. Single panel radiator. Two wall lights. Focal point of the room is a fireplace with display surround, raised tiled hearth supporting an open grate. Fitted display book shelves to the chimney recess. Store cupboard below. Panelled door leading to the Kitchen.



#### KITCHEN

3.86m x 2.84m (12'8 x 9'4)

Double glazed window to the side elevation with a top opening light. Eye and low level cupboards and drawers, incorporating two glazed display units. Stainless steel one and a half bowl single drainer sink unit with centre mixer tap. Set in work surfaces with splash back tiling. Creda slide in cooker with a four ring electric hob and electric oven. Extractor hood above. Concealed Whirlpool fridge/freezer. Plumbing for a dishwasher. Single panel radiator. Access to a substantial loft space. Door to the Utility Room



#### UTILITY ROOM

2.95m x 2.62m (9'8 x 8'7)

Obscure single glazed outer window with a top opening light. UPVC door with an inset obscure double glazed panel gives rear garden access. Plumbing for a washing machine. Space for a tumble dryer. Floor mounted Worcester Bosch gas central heating boiler. Wall shelving. Door leading to the WC.



#### WC

1.63m x 0.84m (5'4 x 2'9)

Useful ground floor WC. UPVC obscure double glazed opening window to the side elevation. Low level WC. Wash hand basin. Tiled walls and overhead light.

#### FIRST FLOOR LANDING

Approached from the previously described staircase. Glazed ceiling light. Panelled doors leading off.



# 25 Mythop Avenue, Lytham



## BEDROOM ONE

4.19m x 3.00m (13'9" x 9'10")

Double glazed leaded window overlooks the front elevation with a side opening light. Single panel radiator. Picture rails. Fitted wardrobes. Television aerial point. Archway leading to the Shower Room.



## BEDROOM THREE

3.66m x 2.26m (12' x 7'5")

Third good sized bedroom. Double glazed window also overlooks the rear aspect with a top opening light. Single panel radiator.



## EN SUITE SHOWER

1.60m into shower x 0.94m (5'3" into shower x 3'1")

Double glazed leaded opening window to the front elevation. Shower cubicle with folding glazed door and a plumbed shower. Pedestal wash hand basin with splash back tiling. Combed ceiling and overhead light.

## BEDROOM TWO

2.90m x 2.90m (9'6" x 9'6")

Second double bedroom. Double glazed window overlooks the rear aspect with a top opening light. Single panel radiator.



## BATHROOM/WC

1.75m x 1.65m (5'9" x 5'5")

Obscure double glazed window to the side elevation with a top opening light. Three piece suite comprises a panelled bath with Mira over bath shower. Pedestal wash hand basin. Low level WC. Single panel radiator. Tiled walls. Access to roof space.



## NOTE

The property is in need of modernisation and some immediate remedial work, but a viewing is recommended to appreciate the potential this property has to offer.

## CENTRAL HEATING

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

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## OUTSIDE

To the front of the property is a garden which is currently laid for ease of maintenance with stone chippings. A pathway leads to the front covered entrance. Timber gate to the side of the house leads to the rear.

To the immediate rear is a good sized enclosed garden enjoying a sunny West facing aspect with a patio area, central pathway and side lawn. With mature trees and shrubs. Timber gate gives access to the rear service road.



# 25 Mythop Avenue, Lytham



## 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 £2.50. Council Tax Band C

## LOCATION

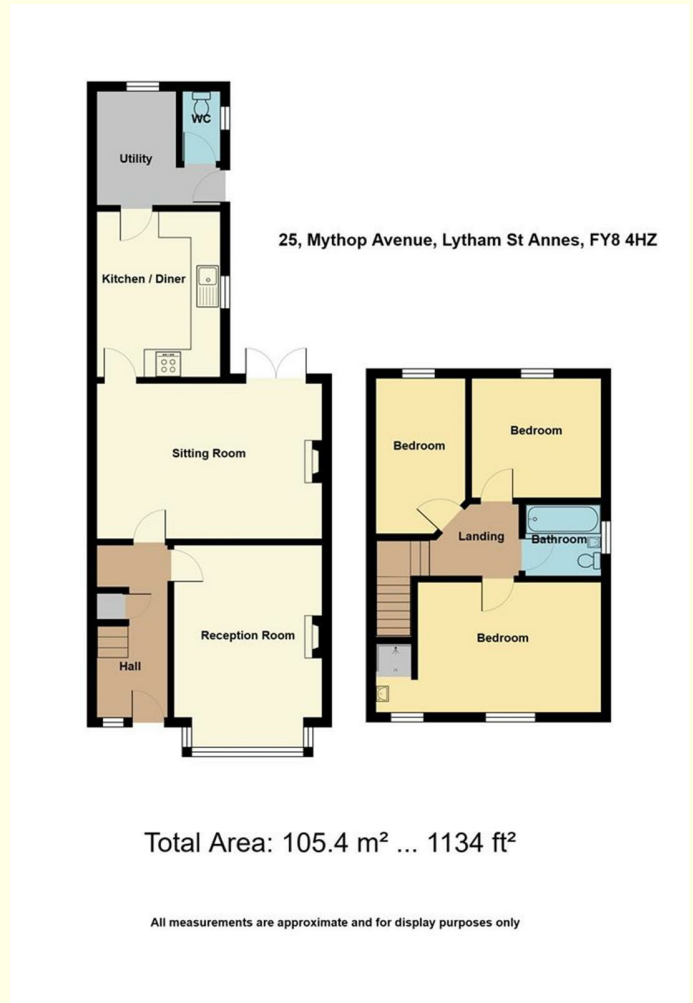
This end of terraced three bedroomed period house is situated within just a few minutes strolling distance to three local schools together with Green Drive Golf Course and being within minutes to the centre of Lytham with it's comprehensive shopping facilities and town centre amenities. There are transport services running adjacent on Mythop Road leading directly into Lytham.

## 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 November 2023



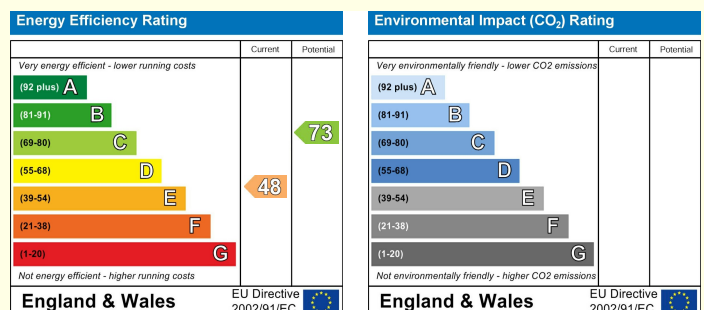
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