



ESTATE AGENTS • VALUER • AUCTIONEERS



## 16 Station Road, Lytham

- Grade II Listed Period Cottage in the Heart of Lytham
- Yards from Lytham Green
- Two Reception Rooms
- Breakfast Kitchen
- Three Bedrooms & Bathroom/WC
- Cottage Garden to the Front & Rear
- Timber Garden Store/WC
- Gas Central Heating & Double Glazing
- No Onward Chain
- Freehold, Council Tax Band D & EPC Rating D

**£375,000**

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



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



## 16 Station Road, Lytham

### GROUND FLOOR

#### ENTRANCE VESTIBULE

4'10 x 3'11

Approached through an outer door with a glazed panel above. Original ceramic tiled floor. Side display meter cupboard. Wall light and dado rails. Inner obscure glazed door with matching panels to the side and above.

#### HALLWAY



Turned staircase leads off to the first floor with a spindled balustrade. Understair cloaks/store cupboard approached through a door with a feature stained glass panel when illuminated by the wall light. Single panel radiator. Telephone point. Part stained glass panelled doors lead off.

#### LOUNGE

13'9 x 12'7 plus bay



Well proportioned principal reception room. Walk in double

glazed bay window enjoys an outlook over the front garden with views towards St Peters Church. Two top opening lights. Picture rails and two wall lights. Centre rose and decorative ceiling corner detailing. Television aerial point. Single panel radiator. Focal point of the room is a fireplace with a display surround, raised tiled hearth and decorative tiled inset supporting a gas coal effect living flame fire.



#### DINING ROOM

13'9 x 11'11



Second good sized reception room with UPVC double glazed double opening French doors overlooking and giving direct access to the rear patio garden. Further double glazed panel above providing good natural light. Picture rails and three wall lights. Single panel radiator. Wall mounted electric fire. Display shelf above. Pine cottage style door leads to the Kitchen.

## BREAKFAST KITCHEN

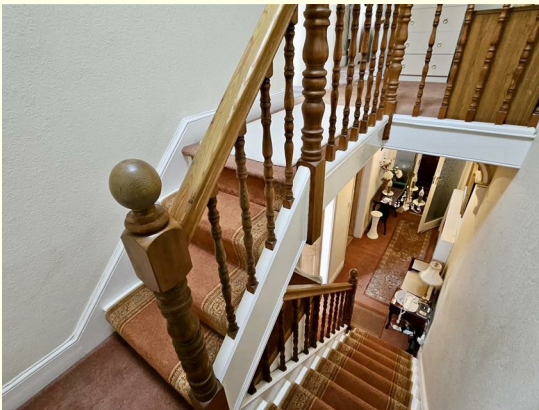
12'5 x 8'2



UPVC double glazed opening window overlooks the patio garden. Adjoining UPVC outer door with inset obscure double glazed panels gives direct garden access. Range of eye and low level cupboards and drawers. One and a half bowl white sink unit with a centre mixer tap. Set in working surfaces with splash back tiling and concealed downlighting. Slide in cooker with a four ring electric hob and an electric oven and grill below. Illuminated extractor canopy above. Recess for a fridge/freezer. Plumbing for a washing machine. Concealed wall mounted Glowworm gas central heating boiler. Double panel radiator. Television aerial point.

## FIRST FLOOR LANDING

15'5 x 5'5



Spacious split level landing approached from the previously described staircase with a spindled balustrade. Obscure glazed roof light. Access to loft space.



## BEDROOM ONE

13'1 x 11'11



UPVC double glazed window overlooks the rear aspect with a top opening light. Single panel radiator. Television aerial point. Range of fitted bedroom furniture comprises two double wardrobes with overhead central storage units.

# 16 Station Road, Lytham



## BEDROOM TWO

12'7 x 11'2



Second double bedroom. Double glazed window overlooks the front aspect with a lower opening light. Single panel radiator. Television aerial point. Range of fitted bedroom furniture comprises a triple wardrobe with an inset mirrored panel and a double wardrobe with overhead central storage units. Fireplace below with cast iron inset.

## BEDROOM THREE

9'1 x 7'5



Third well proportioned bedroom. Double glazed window to the front elevation with views towards Clifton Street. Lower opening light. Single panel radiator. Fitted single and triple wardrobe with a central mirrored panel. Overbed display shelving and storage.

## BATHROOM/WC

9'10 x 8'2



Good sized bathroom with a four piece white suite. UPVC obscure double glazed window to the side elevation with a top opening light. Panelled bath with a tiled display surround. Step in corner shower cubicle with a folding glazed screen and a Mira Jump shower. Pedestal wash hand basin with a centre mixer tap. Low level WC completes the suite. Double panel radiator. Part tiled walls. Wall light. Mirror fronted corner bathroom cabinet. Built in cupboard houses the hot water cylinder.

## OUTSIDE



To the front of the property is a delightful cottage garden surround by a wrought iron balustrade with a decorative wrought iron gate and stone flagged pathway leading to the front entrance. Laid for ease of maintenance with stone chippings and side shrub border.

To the immediate rear is an enclosed patio garden with feature cobbled wall. Again laid for ease of maintenance with stone flags and stone chippings. Side flower and shrub borders with trellis work and climbing plants. External lighting and garden tap. Useful concealed built in tool shed. Timber gate gives access to a rear pedestrian service pathway. Very useful timber garden store/WC with two wall lights and an opening window. Low level WC and a pedestal wash hand basin.



### **CENTRAL HEATING**

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

### **DOUBLE GLAZING**

Where previously described the windows have been DOUBLE GLAZED. The windows to the rear have UPVC units.

### **TENURE FREEHOLD/COUNCIL TAX**

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

### **LOCATION**

A superb example of a Grade II listed mid terraced three bedroomed cottage situated in the heart of Lytham's conservation area, only yards from local shops, restaurants and cafes, Lytham Green and the Ribble Estuary. The property offers deceptively spacious accommodation with delightful cottage patio gardens to the front and rear. 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 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 September 2023

# 16 Station Road, Lytham

16, Station Road, Lytham St Annes, FY8 5HF



Total Area: 105.2 m<sup>2</sup> ... 1132 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                                 |  |                         | 86        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 65                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| 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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