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## 26 Molyneux Place, Lytham

- Detached Chalet Style House
- Entrance Porch
- Lounge & Dining Room
- Breakfast Kitchen
- Utility & Separate WC
- Three Bedrooms & Bathroom/WC
- Off Road Parking & Small Garage for Storage
- South Facing Rear Garden
- No Onward Chain
- Leasehold, Council Tax Band D & EPC Rating E

**£298,950**

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



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



## 26 Molyneux Place, Lytham

### GROUND FLOOR

#### ENTRANCE PORCH

1.75m x 1.47m (5'9" x 4'10")

Approached through a UPVC outer door with an adjoining UPVC double glazed window. Overhead light. Inner obscure glazed door leading to:

#### LOUNGE

5.11m x 3.56m (16'9" x 11'8")

Spacious principal reception room. UPVC double glazed oriel bay window overlooks the front garden with a display sill. Double panel radiator below. Television aerial point. Focal point of the room is a fireplace with polished wood surround, raised display hearth and inset supporting an electric coal effect fire. Open tread staircase leads to the first floor with a side ranch style balustrade. Wall mounted central heating programmer control. Obscure glazed panel door leads to the Breakfast Kitchen and Dining Room adjoining.



#### DINING ROOM

2.90m x 2.67m (9'6" x 8'9")

UPVC double glazed window overlooks the rear elevation with two top opening lights. Double panel radiator. Corniced ceiling. Telephone point. Square arch leads to the adjoining Breakfast Area.



#### BREAKFAST KITCHEN

5.87m x 2.79m (19'3" x 9'2")

Open plan Kitchen and breakfast area. Corniced ceiling. Double panel radiator. Telephone point. Internal door leading to the Utility, WC and Garage. To the Kitchen area is a double glazed window overlooking the rear south facing garden. Side opening light. UPVC outer door giving rear garden access. Range of eye and low level cupboards and drawers. Incorporating a glazed display unit. Franke one and a half bowl stainless steel single drainer sink unit with a centre mixer tap. Set in wood effect working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Bosch four ring electric ceramic hob. Blanco extractor canopy above. Bosch electric oven and grill. Hotpoint freestanding dishwasher.



#### UTILITY

2.51m x 1.83m (8'3" x 6')

Useful separate Utility area taken off the rear section of the Garage. Further range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap. Set in roll edged work surfaces with splash back tiling. Louvre door reveals a boiler cupboard with a wall mounted Worcester combi gas central heating boiler. Plumbing for a washing machine below. Doors to the Garage and WC.



#### SEPARATE WC

1.57m x 0.76m (5'2" x 2'6")

UPVC obscure double glazed window to the rear elevation with a top opening light. Two piece suite comprises: Rak Ceramics white low level WC. Wash hand basin. Part tiled walls. Corniced ceiling and overhead light.

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## FIRST FLOOR LANDING

Approached from the previously described staircase. Panelled doors lead off to all first floor rooms.

## BEDROOM ONE

3.66m plus wardrobes x 3.12m (12' plus wardrobes x 10'3)

Double glazed window overlooks the front aspect with two tilt & turn side opening lights. Single panel radiator. Fitted bedroom furniture comprises: Three double wardrobes with an adjoining drawer unit. Matching kneehole dressing table with drawers either side and corner display shelving. Mirror above.



## BATHROOM/WC

3.28m into shower x 2.18m (10'9 into shower x 7'2)

(max L shaped measurements) Obscure double glazed window to the rear elevation with a side opening light. Four piece white bathroom suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Tiled display. Wide step in shower cubicle with sliding glazed door and a plumbed shower. Roca vanity wash hand basin with a centre mixer tap, cupboard and drawers below. Rak Ceramics low level WC. Double panel radiator. Part tiled walls. Mirror fronted bathroom cabinet. Chrome heated ladder towel rail.

## BEDROOM TWO

3.56m plus wardrobes x 2.24m (11'8 plus wardrobes x 7'4)

Second double bedroom. UPVC double glazed window to the rear elevation with a side opening light. Double panel radiator. Telephone point. Double wardrobes with hanging rail, shelving and storage above.



## BEDROOM THREE

3.15m x 2.46m (10'4 x 8'1)

UPVC double glazed window to the front elevation. Centre tilt & turn opening light. Telephone point. Double panel radiator. Fitted double and single wardrobes with hanging rail and shelving. Access to the loft space via a folding wooden ladder, with light.

## OUTSIDE

To the front of the property is an open plan garden with a stone flagged driveway providing off road parking. Corner well stocked shrub border. External lighting. Timber gate gives direct rear garden access.

To the immediate rear is a south facing enclosed garden, stone flagged for ease of maintenance with side flower and shrub borders. Trellis work. External lighting and garden tap. Timber shed.



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## GARAGE (STORAGE ONLY)

3.78m x 2.59m (12'5 x 8'6)

The rear part of the garage has been changed to form a Utility area. The front part of the garage remains proving a useful store area. With an up and over electric door. Shelving. Gas and electric meters. Garden tap.

## CENTRAL HEATING (COMBI)

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

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent (solicitor to confirm). Council Tax Band D

## LOCATION

A three bedroomed detached chalet style house is situated in this quiet close on the popular development known as South Park within just a few minutes stroll to Lytham Hall Park Primary School and an approximate 15 minute walk to the centre of Lytham with it's comprehensive shopping facilities and town centre amenities. Fairhaven and Green Drive Golf Courses are also within close proximity. Viewing strongly recommended to see the potential this property has to offer. No onward chain.

## INTERNET CONNECTION/MOBILE PHONE SIGNAL

Ultrafast Full Fibre Broadband is available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

## 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).

## Consumer Protection from Unfair Trading Regulation

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 January 2024

26, Molyneux Place, Lytham St Annes, FY8 4PY



Total Area: 95.4 m<sup>2</sup> ... 1027 ft<sup>2</sup> (excluding garage)

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	75

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			
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(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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