



ESTATE AGENTS • VALUER • AUCTIONEERS



1 Blacksmith Row, Lytham

- Detached 'Portland' Style Family House
- Central Hallway & Cloaks/WC
- Lounge, Family Snug & Study
- Dining Room, Open Plan Kitchen & Utility
- Four Bedrooms
- Modern En Suite Shower/WC & Modern Family Shower/WC
- Gardens, Double Garage & Off Road Parking
- Viewing Recommended
- No Onward Chain
- Leasehold, Council Tax Band F, EPC Rating D

£450,000

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



www.johnardern.com



1 Blacksmith Row, Lytham

GROUND FLOOR

ENTRANCE HALLWAY

13'6 x 11'5



Spacious central hallway approached through an outer door with an inset arched double glazed panel. Arched UPVC double glazed window to the front elevation with a top opening light provides good natural light to the Hall and stairs. Corniced ceiling. Double panel radiator. Turned staircase leads off to the first floor with a white spindled balustrade. Useful understair L shaped store cupboard with overhead light. Laminate wood effect flooring throughout. White panelled doors leading off.

INNER HALL

4'4 x 3'5

Matching laminate wood flooring. Overhead light. White panelled doors lead off to the Cloaks/WC and Study.

CLOAKS/WC

4'4 x 4'4

Obscure UPVC double glazed window to the side elevation with top opening light and fitted window blinds. Two piece modern white suite comprises: Low level WC. Vanity wash hand basin with a centre mixer tap and cupboard below. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Overhead light.

STUDY

8'3 x 7'7

UPVC double glazed window overlooks the front aspect with a top opening light. Matching wood laminate flooring. Double panel radiator. Telephone point.

LOUNGE

15'6 x 11'3



Tastefully presented reception room. Two arched double glazed window enjoy an outlook to the front with central opening lights. Corniced ceiling. Two wall lights. Television aerial point. Focal point of the room is a modern stone fireplace with display surround, matching raised hearth and inset supporting a gas coal effect living flame fire. Matching wood laminate floor. White panel door leads to the adjoining Snug.



FAMILY SNUG

11'3 x 8'2



UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Matching wood laminate flooring. Television aerial point. Single panel radiator.

DINING ROOM

15'2 x 10'



Spacious Dining/Living Room adjoining the open plan Kitchen Approached through double opening white

panelled doors from the Hallway. Two UPVC double glazed windows overlook the rear garden, both with two top opening lights and fitted window blinds. Single panel radiator. Ceramic tiled floor. Corniced ceiling. Aerial socket and a power point for a wall mounted TV. White panel door to the Utility Room.

OPEN PLAN KITCHEN

11'10 x 8'8



UPVC double glazed window to the side elevation with two top opening lights. Fitted window blinds. Range of eye and low level fixture cupboards and drawers. One and a half bowl stainless steel single drainer sink unit with a centre mixer tap. Set in roll edged working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Four ring gas hob in a brushed chrome surround. Illuminated extractor above. Indesit electric double oven and grill. Integrated fridge with a matching cupboard front. Bosch dishwasher. Matching ceramic tiled floor. Double panel radiator. Additional door to the Hallway.



UTILITY

7'2 x 5'1

Useful separate Utility Room. Double glazed window to the side elevation with a top opening light. Fitted window blinds. Low level cupboard and drawer and matching work surfaces. Plumbing for a washing machine. Space for a tumble dryer. Wall mounted Vaillant gas central heating boiler. Matching ceramic tiled floor. Single panel radiator. Hardwood outer door with an inset obscure glazed panel gives rear garden access.

FIRST FLOOR LANDING



Approached from the previously described staircase with a matching white spindled balustrade. UPVC double glazed window to the front aspect provides good natural light to the Stairs and Landing areas. Single panel radiator. Laminate wood effect flooring. Access to loft space. Built in airing cupboard houses a hot water cylinder and provides linen storage space.

BEDROOM ONE

12'5 x 12'



Principal double bedroom suite. Two double glazed windows overlook the front of the property with lower opening lights. Fitted window blinds. Single panel radiator. Corniced ceiling. Matching laminate flooring. Range of fitted furniture comprises: Double and single wardrobe. Additional double and single wardrobes with adjoining open display shelving. Door leading to the En Suite.

1 Blacksmith Row, Lytham



EN SUITE SHOWER/WC

7'6" x 7'1"



UPVC obscure double glazed window to the side elevation with a top opening light and fitted window blinds. Modern three piece white suite comprises: Wide showering area with a plumbed overhead shower and an additional hand held shower with a fixed glazed screen. Wide vanity wash hand basin with a centre mixer tap and cupboard below. Illuminated wall mirror above. Low level WC. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Inset ceiling spot lights and extractor fan.

BEDROOM TWO

11'5" x 11'



Second well proportioned double bedroom. Two UPVC double glazed windows overlook the front elevation with lower opening lights. Single panel radiator. Matching wood laminate flooring. Television aerial point.

BEDROOM THREE

12'9" x 8'9"



Third double bedroom. UPVC double glazed window to the rear elevation. Side opening light. Single panel radiator. Matching wood laminate flooring.

BEDROOM FOUR

8'6" x 7'7" plus reveal



UPVC double glazed window to the rear elevation with a side opening light and fitted blinds. Single panel radiator. Matching wood laminate flooring.

SHOWER ROOM/WC

9'3 x 7'1



Superb family shower room. UPVC obscure double glazed window to the rear elevation with a side opening light and fitted window blinds. Tiled display sill. Modern three piece white suite comprises: Wide showering area with a plumbed overhead shower and an additional hand held shower with a fixed glazed screen. Wide vanity wash hand basin with a centre mixer tap and drawers below. Illuminated wall mirror above. Low level WC completes the suite. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Inset ceiling spot lights and extractor fan.

OUTSIDE



To the front of the property are open plan lawned garden areas with a central asphalt driveway providing excellent off road parking for a number of cars and leads directly to the attached double garage. A stone flagged pathway leads to the front canopied entrance with an overhead light. A matching pathway leads around the garaging with a timber gate giving direct rear garden access.

To the immediate rear is an enclosed family garden enjoying a west facing aspect, laid to lawn with side shrub borders with inset mature trees. Stone flagged pathway leads down to the side of the house to a very useful stone chipped area, ideal for bin storage and clothes drying etc. Outside tap.



DOUBLE GARAGE

19'2 x 17'4

Brick garage approached through two up and over doors. Power and light connected. Double glazed window to the side elevation with a top opening light. Hardwood personal outer door with an inset obscure glazed panel gives rear garden access.

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

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 £190. Council Tax Band F

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £43 per month is currently levied.

INTERNET CONNECTION/MOBILE PHONE SIGNAL

The current vendor has mobile phones and reports a good signal throughout the property. Ultrafast Full Fibre Broadband is available.

Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

This spacious four bedroomed 'Portland' style detached family house, is situated on the ever popular development known as 'Cypress Point' constructed by Kensington Developments approximately 20 years ago and being conveniently located close to local shopping facilities on Woodlands Road and being well placed between both Lytham and St Annes principal centres. There are a number of local primary and secondary schools also within easy reach. Viewing 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, rightmove.com, onthemarket.com, Email Address: 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.

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 February 2024

1 Blacksmith Row, Lytham

1, Blacksmith Row, Lytham St Annes, FY8 4UE



Total Area: 143.0 m² ... 1539 ft² (excluding garage)

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(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			
			85				
		60					
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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