



ESTATE AGENTS • VALUER • AUCTIONEERS



10 The Glades, Lytham

- Spacious Mid Mews Town House
- Hallway & Cloaks/WC
- Ground Floor Dining Room & Adjoining Kitchen
- 1st Floor Full Width Lounge
- 1st Floor En Suite Principal Bedroom
- Three 2nd Floor Bedrooms & Bathroom/WC
- Integral Garage & Off Road Parking
- Good Sized Rear Garden
- No Onward Chain
- Freehold, Council Tax Band E & EPC Rating D

£285,000

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



www.johnardern.com



10 The Glades, Lytham

GROUND FLOOR

Open porch entrance with an overhead light.

ENTRANCE HALLWAY

15'2 x 6'7 max



Central hallway approached through an outer door with inset obscure double glazed leaded panels. Wood laminate floor. Turned staircase leads off with white painted balustrade. Single panel radiator. Useful under stair cloaks/store cupboard with an overhead light. A door gives internal access to the garage. White panelled doors leading off.

CLOAKS/WC

6'1 x 3'2

Obscure UPVC double glazed opening outer window to the front elevation. Matching wood laminate floor. Two piece suite comprises: Pedestal wash hand basin. Low level WC. Single panel radiator.

DINING ROOM

10'7 x 9'7



Sliding double glazed patio doors overlook and gives access to the family rear garden. Double panel radiator. Corniced ceiling. Power point and aerial socket for a wall mounted TV. Central arch gives access to the adjoining Kitchen.

OPEN PLAN KITCHEN

10'10 x 6'3



Hardwood double glazed window overlooks the rear garden with a side opening light. Range of wall and floor mounted cupboards and drawers. Turned laminate working surfaces with an inset one & a half bowl stainless steel single drainer sink unit with centre mixer tap and splash back tiling. Built in appliances comprise: Bosch electric oven and a Hotpoint four ring gas hob above with an extractor canopy over. The new Logik freestanding dishwasher and fridge are available by separate negotiation. Space for a freezer or drinks fridge. Wall mounted Baxi Solo gas central heating boiler with adjoining programmer control. New vinyl flooring.

FIRST FLOOR LANDING



Approached from the previously described turned staircase leading to the upper central landing with continuing staircase to the second floor. Matching white balustrade. Single panel radiator. Corniced ceiling. White panelled doors lead off.

LOUNGE

15'8 x 10'3 plus bay



Good sized principal reception room. Hardwood double glazed oriel bay window overlooks the rear garden with a deep display sill, side opening light and window blinds. Additional double glazed window to the rear elevation with a side opening light. Wood laminate floor. Two single panel radiators. Corniced ceiling. Television aerial point. Telephone point.

BEDROOM ONE

16'2 x 9'



Spacious principal double bedroom. UPVC double glazed window with two opening lights overlooks the front garden. Fitted window blinds. Single panel radiator. Wood laminate floor. Corniced ceiling. Television aerial point. Panel door leads to the En Suite.

EN SUITE SHOWER/WC

7'2 x 6'5



UPVC obscure double glazed window to the front elevation with a side opening light. Three piece suite comprises: Wide step in shower compartment with an Aqualisa plumbed shower and sliding outer doors. Pedestal wash hand basin with an illuminated wall mirror above. The suite is completed by a low level WC. Ceramic tiled walls. New vinyl flooring.

SECOND FLOOR LANDING

Approached from the matching continuing staircase leading to the upper landing with access to the boarded loft via a ladder, with light. White panelled doors lead off.

10 The Glades, Lytham



BEDROOM TWO

12'10 x 12'4



Spacious second double bedroom. UPVC double glazed window with two side opening lights overlooks the front elevation. Single panel radiator. Useful spacious wardrobe 5'2 x 3'4 with hanging rails and overhead light. Adjoining airing cupboard with an insulated hot water cylinder and shelving for linen storage.

BEDROOM THREE

10'2 x 9'4



Third double bedroom. Hardwood framed double glazed oriel bay window overlooks the rear elevation. Deep display sill and two side opening lights. Single panel radiator. Telephone point.

BEDROOM FOUR

10'2 x 6'1



Larger than average single bedroom. Double glazed window overlooks the rear elevation with a side opening light. Single panel radiator.

BATHROOM/WC

6'5 x 5'9



Three piece coloured suite comprises: Panelled bath with a plumbed shower and glazed screen. Pedestal wash hand basin with strip light over. Display sill above. The suite is completed by a semi concealed low level WC. Single panel radiator. Ceiling extractor fan. Ceramic tiled walls. New vinyl flooring.

OUTSIDE



To the front of the property there is an open plan garden laid with paving and stone chipped driveway giving off road parking which leads to the integral garage. To the immediate rear there is a good sized enclosed garden with raised timber decking approached from the sliding patio doors from the dining kitchen. The rear garden has been laid for ease of maintenance with paving stones and shrub/flower beds. A new rear timber gate leads to the pedestrian pathway. External security light and garden tap. External power socket



GARAGE

16'10 x 9'

Approached through an up & over door. Internal personal door leads directly to the main house. Power and light connected. Single drainer stainless steel sink unit with water supply. Plumbing facilities adjoin for automatic washing machine. Space for a tumble dryer and freezer if required.

CENTRAL HEATING

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with a mixture of UPVC and original hardwood frames.

TENURE FREEHOLD/COUNCIL TAX

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

INTERNET CONNECTION/MOBILE PHONE SIGNAL

The current vendor have mobile phones and report 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 deceptively spacious mews town house offers family accommodation over three floors, and is conveniently placed within a small development constructed in the early 1990's. The Glades is within a short walking distance to two primary and a senior school and only 10 minutes walk into the centre of Lytham with its comprehensive shopping facilities and amenities, together with Lytham Green. There are transport services running adjacent on Mythop Road, with bus services connecting Lytham St Annes High School and Preston College. An internal viewing is recommended to appreciate the potential this property still has to offer. 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

Consumer Protection from Unfair Trading Regulation

John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the

10 The Glades, Lytham

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

10, The Glades, Lytham St Annes, FY8 4TH



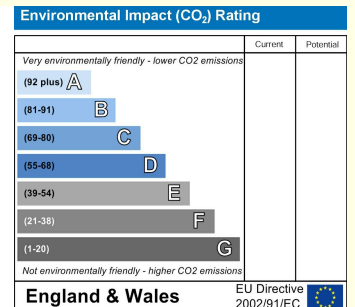
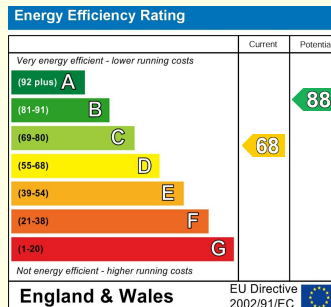
Total Area: 110.5 m² ... 1189 ft² (excluding garage)

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU
 Tel: 01253 795555 • Fax: 01253 794455
 www.johnardern.com

Principal: John M. Ardern FNAEA
 Sales Manager: Zoe J. Ardern (BAHons) MNAEA



John Ardern & Company fort 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.