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## 2 The Glades, Lytham

- Nicely Presented End Mews Town House
- Lounge
- Open Plan Extended Dining Kitchen
- Three Bedrooms
- Bathroom/WC
- Good Sized L Shaped Rear Garden
- Garage & Excellent Off Road Parking
- Gas Central Heating & Double Glazing
- Viewing Recommended
- Freehold, Council Tax Band D & EPC Rating C

**£325,000**

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



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



## 2 The Glades, Lytham

### GROUND FLOOR

Covered entrance with external wall mounted light.

### HALLWAY

Approached through a composite outer door with an inset obscure double glazed panel. Single panel radiator. Decorative ceramic tiled floor. Turned staircase leads to the first floor with a side handrail. Corniced ceiling and an overhead light. Inner door leading to the Lounge.

### LOUNGE

4.17m x 3.73m (13'8" x 12'3")

UPVC double glazed window overlooks the front aspect with two side opening lights and fitted window blinds. Contemporary radiator below. Corniced ceiling with inset ceiling spot lights. Fitted media wall with a fitted contemporary electric log effect fire. With a display surround and cupboards below. Slim line wall mounted LG TV. Internet point. Square archway leading to the Dining Kitchen.



### OPEN PLAN EXTENDED LIVING/DINING KITCHEN

6.02m x 4.83m (19'9" x 15'10")

A superb modern fitted Kitchen (2019) with an extended open plan living/dining area. To the Kitchen area is an excellent range of fitted eye and low level cupboards and drawers. Alveus one and a half bowl sink unit with a centre mixer tap set in contrasting white working surfaces. Built in appliances comprise: Bosch four ring electric induction hob with a contemporary illuminated extractor above and inset ceiling spot lights. CDA electric oven and grill. Microwave oven above. CDA integrated dishwasher and a Kenwood fridge/freezer, both with matching cupboard fronts. Plumbing for a washing machine. Concealed wall mounted Worcester combi gas central heating boiler (2018) with further space below for an additional fridge or freezer if required. Wall mounted central heating programmer control. Contemporary panel radiator.

To the Living/Dining area is a pitched ceiling with two Velux double glazed pivoting roof lights. Bi-folding double glazed doors overlook and give direct rear garden access. Integral fitted window blinds. Ceramic tiled floor. Inset ceiling spot lights. Provisions for a wall mounted TV.



### FIRST FLOOR LANDING

2.82m x 0.97m (9'3" x 3'2")

Approached from the previously described staircase. UPVC obscure double glazed window to the side elevation with a side opening light. Corniced ceiling. (Note: original loft access point no longer in use). Matching doors lead off to all first floor rooms.

### BEDROOM ONE

4.75m x 3.48m max (15'7" x 11'5" max)

UPVC double glazed window overlooks the front elevation with two side opening lights. Fitted window blinds. Contemporary panel radiator. Corniced ceiling. Access to the part boarded loft space with light and a pull down ladder. Fitted wardrobes with sliding doors, central mirrored panel and drawers below. Opening to an additional useful walk in storage area with overhead light. Offering potential to create an en suite Shower Room.

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### BEDROOM TWO

2.84m x 2.39m (9'4 x 7'10)

Second double bedroom. UPVC double glazed window to the rear elevation with two side opening lights. Single panel radiator. Fitted wardrobe with drawers below and overbed storage units.



### CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (installed 2018) serving panel radiators and giving instantaneous domestic hot water.

### DOUBLE GLAZING

As previously described the double glazed windows have been replaced and have contemporary black UPVC frames.

### TENURE FREEHOLD/COUNCIL TAX

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

### 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>

### OUTSIDE

To the front of the property is an open plan garden with a resin bound driveway providing good off road parking with a side artificial lawn and mature shrub border. External gas and electric meters. To the immediate rear is a good sized enclosed L shaped entertaining garden which extends down the side of the property. Leading from the Bi Folding doors of the Living/Dining Kitchen is an artificial lawned area with a built in BBQ area with store cupboard below and adjoining matching bench. Adjoining stone flagged area and second artificial lawn to the side of the property leading to a south facing raised decked patio area enjoying a sunny private aspect. With a fitted decorative screen and an aluminium Pergola having a retractable sun shade. External all weather power points. A sliding timber gate to the side gives additional vehicular access and parking if required and leads to the Garage.



### BEDROOM THREE

2.46m x 1.91m (8'1 x 6'3)

Third bedroom currently used as a home office. UPVC double glazed window to the rear elevation with a side opening light. Single panel radiator.



### BATHROOM/WC

1.88m x 1.73m (6'2 x 5'8)

Modern three piece white suite comprises: Panelled bath with a centre mixer tap. Plumbed overbath shower with an additional hand held shower attachment and pivoting glazed shower screen. Semi concealed low level WC with an adjoining wash hand basin with a centre mixer tap. Part ceramic tiled walls. Heated ladder towel rail in anthracite grey. Inset ceiling spot lights and extractor fan.



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### GARAGE

5.03m x 2.62m (16'6 x 8'7)

Brick garage approached through an up and over door. Pitched and tiled roof. Power and light supplies connected.

### LOCATION

This nicely presented three bedroomed end of mews town house 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 accommodation this property has to offer together with its good sized rear garden.

### 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)

### 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

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



Total Area: 82.2 m<sup>2</sup> ... 884 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(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 <sub>2</sub> emissions		
England & Wales		86	England & Wales		72
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	



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