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53 West Cliffe, Lytham

- Modern End Mews Family House
- Hallway & Cloaks/WC
- Spacious Lounge
- Dining Room, Open Plan Kitchen & Conservatory
- Three Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Enclosed Rear Garden & Timber Shed
- Allocated Parking Space
- Walking Distance to the Centre of Lytham
- Leasehold, Council Tax Band D & EPC Rating D

£259,950

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



www.johnardern.com



53 West Cliffe, Lytham

GROUND FLOOR

HALLWAY

Approached through a modern outer door. Single panel radiator. Staircase leads to the first floor with side hand rail. Wall mounted room thermostat. Laminate wood effect flooring. Panelled doors lead off to the Lounge & Cloaks/WC.

CLOAKS/WC

1.83m max x 0.71m (6' max x 2'4)

UPVC obscure double glazed window to the front aspect. Corner wash hand basin with splash back tiling. Low level WC. Single panel radiator. Overhead light and high level circuit breaker fuse box.

LOUNGE

4.52m x 3.86m (14'10 x 12'8)

Well proportioned principal reception room. UPVC double glazed window overlooks the front garden. Two side opening lights. Double panel radiator. Corniced ceiling. Television aerial point. Internet point. Door reveals a useful understair store cupboard. Focal point of the room is a fireplace with white surround, raised marble effect hearth and inset supporting a coal effect fire. Double opening white panelled doors lead to the Dining Room.



DINING ROOM

2.67m x 2.29m (8'9 x 7'6)

UPVC double glazed double opening doors give access to the Conservatory. Laminate wood effect flooring. Double panel radiator. Corniced ceiling. Archway leads to the adjoining open plan Kitchen.



KITCHEN

2.62m x 2.49m (8'7 x 8'2)

UPVC double glazed window overlooks the rear garden with a side opening light. Range of eye and low level cupboards and drawers. One and a half bowl single drainer sink unit with a centre mixer tap. Laminate working surfaces with splash back tiling. Built in appliances comprise: Lamona four ring gas hob. Illuminated extractor canopy above. Lamona electric oven and grill. Plumbing for a washing machine. Plumbing for a dishwasher. Space for a fridge/freezer. Concealed wall mounted Baxi gas central heating boiler. Wall mounted programmer control. Matching wood effect laminate flooring.



CONSERVATORY

3.81m x 2.46m (12'6 x 8'1)

Brick based conservatory with a pitched glazed ceiling. Overhead light/ceiling fan. UPVC double glazed windows overlook the rear garden with a number of top opening lights. Fitted window blinds. Double opening French doors give direct garden access. Double panel radiator. Television aerial point. Matching laminate wood effect flooring.



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FIRST FLOOR LANDING

Approached from the previously described staircase. Built in airing cupboard houses an insulated hot water cylinder with linen storage space above. Access to the part boarded loft space with light. White panelled doors lead off.

BEDROOM ONE

3.40m + wardrobes x 2.84m + reveal (11'2 + wardrobes x 9'4 + reveal)

UPVC double glazed window overlooks the front of the property with two side opening lights. Fitted window blinds. Single panel radiator. Double wardrobe with sliding doors and a central mirrored panel. Door leading to the En Suite.



EN SUITE SHOWER/WC

2.26m x 1.52m (7'5 x 5')

UPVC obscure double glazed opening window to the front elevation. Three piece suite comprises: Corner shower cubicle with sliding glazed doors and an Aqualisa shower. Ideal Standard vanity wash hand basin with a laminate surround and cupboard below. Wall mirror above. Low level WC. Part tiled walls. Single panel radiator. Ceiling extractor fan and overhead light.



BATHROOM/WC

1.98m x 1.68m (6'6 x 5'6)

Three piece family bathroom suite. Wood panelled bath with a Mira Vie shower over. Pedestal wash hand basin. Low level WC. Single panel radiator. Ceramic tiled walls. Overhead light and ceiling extractor fan.



BEDROOM TWO

2.67m x 2.29m (8'9 x 7'6)

UPVC double glazed window to the rear elevation. Side opening light. Single panel radiator.



OUTSIDE

To the front of the property is a lawned garden with stone flagged pathway leading to the front entrance. External meter cupboard.

To the immediate rear is a good sized enclosed family garden which has been laid to lawn with an adjoining stone flagged patio area. Modern timber garden shed. Timber gate to the side gives access to the front of the property.



BEDROOM THREE

2.29m x 2.13m (7'6 x 7')

UPVC double glazed window to the rear elevation. Side opening light. Single panel radiator.

PARKING

The property has an allocated numbered parking space situated in the rear communal parking area.

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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

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 £100. Council Tax Band D

LOCATION

This modern three bedroomed end mews family house is located on West Cliffe Square, constructed in 1998 by Allen Homes, a small development with a communal central landscaped area surrounded by visitor parking. Being within easy strolling distance to the centre of Lytham with its comprehensive shopping facilities and town centre amenities. There are transport services running along Warton Street directly to Lytham centre. An internal viewing is recommended to appreciate the accommodation this property has to offer, ideal for first time buyers, young families and investors. 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

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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 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 March 2024

53, West Cliffe, Lytham St Annes, FY8 5DR



Total Area: 86.4 m² ... 930 ft²

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	86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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