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## 197 Preston Road, Lytham

- Semi Detached House
- In Need of Modernisation
- Lounge & Dining Kitchen
- Utility Porch & Cloaks/WC
- Two Double Bedrooms
- Large Shower Room/WC
- Patio Garden to the Rear & Large Shed
- Joint Driveway Leading to a Garage
- No Onward Chain
- Freehold, Council Tax Band B & EPC Rating D

**£169,950**

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



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



## 197 Preston Road, Lytham

### GROUND FLOOR

#### ENTRANCE PORCH

1.60m x 0.81m (5'3 x 2'8)

Approached through a hardwood outer door with inset double glazed panel with a further obscure glazed panel above. Single glazed windows to the side. Sunken mat well. Inner obscure glazed panel door leads to:

#### HALLWAY

Turned staircase leads off to the first floor with side hand rail. Overhead light. Telephone/internet point. Obscure glazed panel door leading to:

#### LOUNGE

4.37m into bay x 4.37m (14'4 into bay x 14'4)

Well proportioned principal reception room. Secondary glazed walk in bay window overlooks the front garden with two top opening lights. Double panel radiator below. Corniced ceiling. Television aerial point. Robinson Valley gas fire with a display surround. Obscure glazed door leading to the Dining Kitchen.



#### DINING KITCHEN

5.36m max x 2.31m (17'7 max x 7'7)

Full width Dining Kitchen with a secondary glazed window overlooking the rear with upper louvre opening. Additional secondary glazed window to the side elevation. Range of eye and low level cupboards and drawers. Single drainer sink unit with a centre mixer tap. Set in roll edged working surfaces. Electric cooker point. Additional built in cupboard with louvre doors. Double panel radiator. Understairs store cupboard housing the gas and electric meters. Wall mounted Potterton combi gas central heating boiler. Obscure glazed door leads to the rear Utility Porch. Obscure glazed door with matching adjoining panel leads to the WC.



#### CLOAKS/WC

1.32m x 1.07m (4'4 x 3'6)

Two piece suite comprises a low level WC and pedestal wash hand basin with splash back tiling. Ceramic tiled walls. UPVC obscure double glazed window with a top opening light. Additional UPVC obscure double glazed window.

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## UTILITY PORCH

1.70m x 1.68m (5'7 x 5'6)

Double glazed windows to the rear and side elevations. Single panel radiator. Plumbing for a washing machine and spaces for a tumble dryer and fridge/freezer. Outer door to the rear of the property.

## FIRST FLOOR LANDING

Obscure glazed window provides natural light to the Landing and Stairs. Doors leading off. Access point to loft.

## BEDROOM ONE

4.06m x 2.67m plus wardrobe (13'4 x 8'9 plus wardrobe)

UPVC double glazed window overlooks the front aspect with a side opening light. Single panel radiator. Corniced ceiling. Door reveals a useful walk in wardrobe (9' max x 3'), with overhead lighting, shelving and hanging rail.



obscure glazed window to the rear elevation with a top opening light. Corner shower cubicle with folding glazed doors and a Redring electric shower. Vanity wash hand basin with splash back tiling and a cupboard below. Low level WC and adjoining Bidet. Double panel radiator. Two wall mirrors. Overhead light.



## OUTSIDE

To the front of the property is a garden laid for ease of maintenance with crazy paving and stone chipped borders. A joint driveway leads down the side of the property leading to this property's Garage. Timber gate leads to the rear garden.

To the immediate rear is a hardstanding patio garden with large timber garden store and outside tap.



## BEDROOM TWO

3.40m x 2.57m (11'2 x 8'5)

Second double wardrobe. Single glazed window to the rear elevation with a top opening light. Single panel radiator. Corniced ceiling. Fitted single and double wardrobe with storage space above. Wall mirror. Additional single wardrobe with overbed storage and bedside shelving.



## GARAGE

Concrete constructed garage with an up and over door and two side glazed windows providing some natural borrowed light.

## CENTRAL HEATING (COMBI)

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

## PART DOUBLE GLAZING

Where previously described certain windows have been double glazed and some have secondary glazed panels.

## SHOWER ROOM/WC

2.64m x 2.31m (8'8 x 7'7)

Large shower room comprising a four piece coloured suite. Secondary

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## TENURE FREEHOLD/COUNCIL TAX

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

## INTERNET CONNECTION/MOBILE PHONE SIGNAL

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

## LOCATION

This two bedroom semi detached house is situated on Preston Road, conveniently placed within minutes drive to Lytham Green and a little further into the centre of Lytham. Transport services are readily available on Preston Road with bus routes into both Lytham and Preston. An internal viewing is recommended to appreciate the potential this now privately owned (ex local authority) property has to offer, which is in need of modernisation. Ideal for first time buyers and investors. No onward chain.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

## INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & 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 Ardern & 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



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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	74

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			
(39-54) E			
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(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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