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12 Gregson Street, Lytham

- Stunning Detached House in the Heart of Lytham
- Yards from Lytham Green & the Ribble Estuary
- Tastefully Presented Lounge
- Superb Open Plan/Living Dining Kitchen
- Study/Cloakroom, Utility & Cloaks/WC
- Two Fitted En Suite Double Bedrooms
- Landscaped Entertaining Rear Garden & Garden Store
- Gas Central Heating & Double Glazing
- No Onward Chain
- Freehold, Council Tax Band F & EPC Rating C

£675,000

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



www.johnardern.com



12 Gregson Street, Lytham

GROUND FLOOR

ENTRANCE HALLWAY

15'6 x 6'5 max



Superbly presented hallway approached through a composite outer door with inset obscure double glazed panels. Fitted door mat. Matching UPVC obscure double glazed window to the side provides excellent natural light to the Hall and stairs. Double panel radiator. Karndean tiled flooring throughout. Feature decorative part tiled walls. Turned staircase leads to the first floor with a contemporary glazed balustrade and chrome handrail. Useful under stair store cupboard. Corniced ceiling and overhead light. White panelled doors lead off.

CLOAKS/WC

4'2 x 2'9



Two piece modern white suite comprises: Semi concealed low level WC with a Rak Ceramics dual flush. Tiled display recess above. Corner circular wall hung wash hand basin with a centre mixer tap and splash back tiling. Wall mirror above. Chrome heated ladder towel rail. Ceramic tiled floor. Overhead light

LOUNGE

16'7 into bay x 12'



Well proportioned tastefully decorated reception room. Walk in square bay with UPVC double glazed windows overlooks the front garden, benefiting from the morning sun. Two top opening lights and fitted window blinds. Matching Karndean flooring. Corniced ceiling and overhead light. Double panel radiator. Power point and aerial socket for a wall mounted TV.



OPEN PLAN LIVING/DINING KITCHEN

27'3 x 21'10 max



(max overall L shaped measurements) Very impressive extended open plan Kitchen with Living area leading off, Study and Utility. The modern fitted German kitchen by Genesis comprises an excellent range of eye and low level cupboards and drawers. With double doors revealing a very useful walk in larder cupboard with shelving and power connected. Caple one and a half bowl stainless steel sink unit with a centre mixer tap and a Quooker instant boiling water tap. Set in Dekton Trillium heat resistant and scratch proof work tops with matching splash back and concealed downlighting. Large matching central island unit/dining area with three pendant light fittings above. Built in Siemens appliances comprise: Five ring induction hob. Electric oven and grill. Microwave oven and warming drawer below. Integrated dishwasher with matching cupboard front. Freestanding Samsung American style fridge/freezer with an ice/water dispenser. Matching Kardean flooring. Three wall mounted radiators. Inset ceiling spot lights, Two Velux double glazed pivoting roof lights. Alluminium bi-folding double glazed patio doors overlook and give direct access to the enclosed rear garden.



SITTING AREA



Being open plan to the Kitchen is a family sitting area. Matching Kardean flooring. Panel radiator. Fitted display cupboards and television aerial point. Overhead light.

STUDY/CLOAK ROOM

8'1 x 6'1



UPVC double glazed window overlooks the front garden with a side opening light and fitted window blinds. Matching Kardean flooring. Single panel radiator. Inset ceiling spot lights. Fitted cupboards to one wall with mirrored sliding doors, with shelving, cloaks hanging space and shoe storage. Door leads to the Utility.

UTILITY ROOM

7'5 x 4'4

Useful separate Utility. Eye and low level cupboards and drawers. Display shelving. Fitted work top with plumbing below for a washing machine. Wall mounted concealed Main Eco Elite combi gas central heating boiler. Matching flooring. Two ceiling spot lights.

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FIRST FLOOR LANDING



Approached from the previously described staircase. UPVC obscure double glazed window to the side elevation provides natural light to the Landing and Stairs. Fitted window blinds. Access to the part board loft space with light. White panelled doors lead off.

BEDROOM SUITE ONE

17'4 max x 9'7



(max L shaped measurements) Beautifully presented principal bedroom suite. Two UPVC double glazed windows overlook the sunny rear aspect with side and top opening lights. Fitted window blinds. Single panel radiator. Wood effect laminate flooring. Corniced ceiling. Power socket and aerial point for a wall mounted TV. Range of fitted bedroom furniture comprises: Bank of fitted wardrobes and matching bedside drawer units. Double cupboard with shelving and drawers below. Door leads to the En Suite.



EN SUITE SHOWER/WC

7'5 x 4'9



Modern three piece white bathroom suite comprises: Full width shower cubicle with a fixed glazed screen, plumbed overhead shower and an additional hand held shower. Wall hung wash hand basin with a centre mixer tap and drawer below. Wall mirror above. Semi concealed low level WC completes the suite. Wall mounted bathroom cabinet. Inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail.

BEDROOM SUITE TWO

13'3 x 9'9



Second good sized en suite double bedroom. UPVC double glazed overlooks the front elevation with side views towards Lytham Green. Two side opening lights. Corniced ceiling. Single panel radiator. Wood effect laminate flooring. Fitted double and single wardrobe. Provisions for a wall mounted TV. Door leads to the En Suite.

EN SUITE SHOWER/WC

9'8 x 5'1 plus reveal



UPVC obscure double glazed window to the front elevation with a side opening light and window blinds. Modern three piece white suite comprises: Wide shower cubicle with a fixed glazed screen, plumbed overhead shower and an additional hand held shower. Wall hung wash hand basin with a centre mixer tap and drawer below. Wall mirror above. Semi concealed low level WC with a Rak Ceramics dual flush. Inset ceiling spot lights. Chrome heated ladder towel rail. Double doors reveal a built in linen store cupboard.

OUTSIDE



To the front of the property is a very attractive walled garden, stone flagged for ease of maintenance and providing off road parking. With matching pathway leading to the front entrance with two external wall lights. Side pebble border. Timber gate to the side of the property with pathway leading to the rear garden. External garden tap.

To the immediate rear is a feature enclosed 'entertaining garden' enjoying a sheltered South West facing sunny aspect. The garden has been landscaped for ease of maintenance with composite decking, currently topped with artificial lawn. Side raised planters, well stocked with a variety of shrubs and climbing plants. Note: Decorative ornaments and pots are not included in the sale. Fitted 'festoon' garden lighting and some artificial leaf trellis screening. External power points. Garden store cupboard. Very useful Garden Store 9' approx x 4'5 with power and light connected and display shelving.



CENTRAL HEATING (COMBI)

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

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DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED.

TENURE FREEHOLD/COUNCIL TAX

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

NOTE

The carpets, blinds and light fittings are included in the asking price.

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 stunning detached extended house boasts a superb location just off West Beach in the heart of Lytham's Conservation area, within close walking distance to Lytham's tree lined shopping facilities and amenities, with its many bars, cafes and restaurants. Lytham Green, the Ribble Estuary and the promenade together with Lowther Gardens, are all yards away. Other local points of interest include Witch Wood woodland walk, Lytham Hall and a number of championship golf courses. An internal and external inspection is strongly recommended to appreciate the superbly presented modern accommodation this property has to offer, with off road parking and a feature landscaped south west facing Garden approached from Bi-folding doors leading off the open plan entertaining Living/Dining Kitchen. 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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

Consumer Protection from Unfair Trading Regulation

John Ardern & 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 June 2024

12, Gregson Street, Lytham St Annes, FY8 5NU



Total Area: 132.3 m² ... 1424 ft²

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	80	69	England & Wales	EU Directive 2002/91/EC	



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