



ESTATE AGENTS • VALUER • AUCTIONEERS



## 46 Park View Road, Lytham

- Spacious Semi Detached Period House
- In an Excellent Location close to Lytham Centre
- Two Reception Rooms & Conservatory
- Large Dining Kitchen
- Ground Floor Shower Room/WC
- Four Bedrooms & Shower Room/WC
- Delightful Walled Rear Garden
- Two Garages & Off Road Parking
- Gas Central Heating & Double Glazing
- Leasehold, Council Tax Band E & EPC Rating D

**£595,000**

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



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



## 46 Park View Road, Lytham

### GROUND FLOOR

#### ENTRANCE VESTIBULE

4'3 x 3'9



Approached through an original outer door with a glazed panel above. Original decorative tiled floor. Corniced ceiling and an overhead light. Dado rails. Inner polished wood door with inset decorative glazed panels leads to the Hallway.

#### HALLWAY

22'9 x 5'4

Spacious entrance hall. Turned staircase leads off to the first floor with a spindled balustrade. Useful under stair cloaks/store cupboard with a wall light and housing the gas and electric meters and circuit breaker fuses. Corniced ceiling. Dado rails. Double panel radiator. Wall light.

#### LOUNGE

16'4 into bay x 14'



Spacious principal reception room. Walk in bay window overlooks the front garden. UPVC double glazed windows with a side opening light and fitted window blinds. Decorative corniced ceiling and a centre rose. Picture rails have been retained. Double panel radiator. Television aerial point. Focal point of the room is a fireplace with a pine display surround, raised polished hearth and inset supporting a gas coal effect living flame fire. Full fibre internet point.

#### SITTING ROOM

13' x 12'5



Second well proportioned reception room, currently used as a ground floor bedroom. UPVC double glazed window to the side elevation. UPVC double glazed double opening French doors overlook and gives direct an inner courtyard area with the Conservatory and rear garden beyond. Solid wood flooring. Double panel radiator. Decorative corniced ceiling, centre rose and picture rails. Again the focal point is an attractive fireplace with a raised tiled hearth and decorative inset, supporting a gas coal effect living flame fire. Television aerial point.

#### OPEN PLAN DINING KITCHEN

33'2 x 10'4



Very spacious family Dining Kitchen approached through a part glazed door from the Hallway, with Conservatory and Shower Room/WC leading off. To the Kitchen area is a UPVC double glazed window overlook the inner garden area with a side opening light. Good range of modern eye and low level cupboards and drawers. Incorporating two illuminated glazed display units. One and a half bowl stainless steel sink unit with a centre mixer tap and moulded draining board. Set in granite working surfaces with matching splash back and concealed down lighting. Built in appliances comprise: Neff four ring gas hob with an illuminated extractor above. Neff electric double oven and grill. Neff integrated dishwasher. Neff integrated washing machine and a White Knight tumble dryer, all with matching cupboard fronts. Space for an American style fridge/freezer. Limestone tiled floor. Inset ceiling spot lights. Cupboard conceals a wall mounted Ideal gas central heating boiler (approx 2 years old).

To the Dining Area are double opening part glazed doors leading to the Conservatory. Additional set of aluminium framed sliding double glazed patio doors also leading to the Conservatory. Solid wood floor. Inset ceiling spot lights. Single panel radiator. Panelled door leads to the Shower Room/WC.



**CONSERVATORY**  
17'6 x 9'6



Spacious brick based Conservatory with a pitched glazed roof. UPVC double glazed windows overlook the rear gardens with three opening lights. Double glazed double opening French doors give direct garden access. An additional double glazed door gives leads to the inner courtyard patio area. Overhead light/ceiling fan. Fitted window blinds. Ceramic tiled floor.

**SHOWER ROOM/WC**  
10'5 x 2'7



Useful ground floor shower room. High level UPVC double glazed opening window to the rear elevation. Three piece suite comprises: Step in shower enclosure with a pivoting glazed door and a Gainsborough electric shower. Roca wash hand basin with a centre mixer tap and mosaic splash back tiling. Roca low level WC. Single panel radiator. Two overhead lights.

**FIRST FLOOR LANDING**  
23' x 5'4 max



Spacious split level landing approached from the previously described staircase with a white spindled balustrade. Stained glass roof light. Dado rails. Original built in linen store cupboard. Stripped pine doors leading off.

# 46 Park View Road, Lytham



## BEDROOM ONE 13'8 x 10'9



Two UPVC double glazed 'tilt & turn' opening windows overlook the front elevation with delightful views of Park View playing fields. Single panel radiator. Laminate wood effect flooring. Fitted bedroom furniture comprises: A single and two double wardrobes. Centre kneehole dressing table with drawers to the side, wall mirror and further cupboard storage space above.

## BEDROOM TWO 13' x 11'9



Second fitted double bedroom. UPVC double glazed 'tilt & turn' opening window to the rear elevation. Double panel radiator. Fitted bedroom furniture comprises: Two good sized double wardrobes with double hanging rails. Display headboard with over bed storage and concealed reading lights. Matching kneehole dressing table/desk incorporating a vanity wash hand basin with cupboard and centre mixer tap. Wall mounted aerial point and socket for a wall mounted TV.

## BEDROOM THREE 11'2 x 10'9



Third well proportioned bedroom. UPVC double glazed 'tilt & turn' window overlooks the rear elevation. Single panel radiator. Access to the boarded loft space with light, via a pull down ladder.

## BEDROOM FOUR 10'3 x 6'4



Fourth single bedroom currently used as a dressing room. UPVC double glazed 'tilt & turn' opening window enjoying the front views. Additional small loft access point.

## SHOWER ROOM/WC

7'6" x 6'1"



UPVC obscure double glazed opening window to the side elevation. Three piece white suite comprises: Wide wet room style showering area with a fixed glazed screen and a Mira electric shower. Vanity wash hand basin with a cupboard below and a centre mixer tap. Mirror fronted bathroom cabinet above. Duravit low level WC completes the suite. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Inset ceiling spot lights and extractor fan.

## OUTSIDE



To the front of the property is a walled garden with decorative wrought iron balustrade. The garden has been laid for ease of maintenance with stone chippings and provides off road parking. Inset stepping stones lead to the front canopied entrance with an external wall light. A pathway leads down the side of the property with a useful bin store area and timber gate leading directly to the rear garden. A stone chipped pathway leads down to the side of the house to an inner courtyard area adjacent to the Conservatory. Garden tap.

To the immediate rear is a very attractive enclosed family garden with a good sized stone flagged patio area with matching pathways. A rear lawn and a second stone flagged sun terrace. Surround by well stocked flower and shrub borders with trellis work and a variety of climbing plants. External lighting. Timber shed. Timber gate gives direct access to the rear service road and garages.



## GARAGE ONE

16'11" x 8'4"

Two concrete garages with a part dividing wall. New composite roof which was fitted during 2023. Approached from a wide rear un-adopted service road. With further parking space in front of the garage doors if required. Both garages have up and over doors. Power and light connected. Single glazed windows providing some natural borrowed light. Side personal door to the rear garden.

## GARAGE TWO

16'11" x 8'4"

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from an Ideal boiler in the Kitchen (installed approx 2 years ago) serving panel radiators and domestic hot water from a tank in the loft.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent. Council Tax Band E

## 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 spacious four bedroomed semi detached period family house enjoys a highly sought after location within just a few minutes strolling distance into the centre of Lytham with its comprehensive shopping facilities, bars, cafes and restaurants. Also having a very pleasant front outlook looking over the Park View playing fields. Lytham C of E and St Peters primary schools are within walking distance together with St Bedes senior school. Green Drive woodland walk, Green Drive Golf Course and Lytham Hall are also within easy reach.

# 46 Park View Road, Lytham

## 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)

## THE GUILD

John Arden & 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

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 June 2024

46, Park View Road, Lytham St Annes, FY8 4JE



Total Area: 164.6 m<sup>2</sup> ... 1772 ft<sup>2</sup>

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	79

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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