



ESTATE AGENTS • VALUER • AUCTIONEERS



27 West Cliffe, Lytham

- Modern Mews House in a Popular Location
- Within Walking Distance to Lytham Centre & The Green
- Lounge
- Modern Dining Kitchen
- Two Double Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Good Sized Rear Garden
- Allocated Parking Space
- Gas Central Heating & Double Glazing
- Freehold, Council Tax Band C & EPC Rating C

£249,950

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



www.johnardern.com



27 West Cliffe, Lytham

GROUND FLOOR

ENTRANCE PORCH

1.37m x 1.14m (4'6 x 3'9)

Approached through a modern outer door with an inset obscure double glazed leaded panel. UPVC double glazed window to the side elevation provides good natural light and having a top opening light. Single panel radiator. Ceramic tiled floor. Overhead light. High level circuit breaker fuses. White panelled door leads to the Lounge.

LOUNGE

4.47m x 4.01m (14'8 x 13'2)

Spacious principal reception room. Double glazed window overlooks the front garden with two top opening lights. Two single panel radiators. Two wall lights. Television aerial point. Focal point of the room is a fireplace with an ornate display surround and a raised marble hearth and inset supporting a gas coal effect living flame fire. Staircase leads off to the first floor with a white spindled balustrade. Door leads to the adjoining Dining Kitchen.



DINING KITCHEN

4.01m x 2.95m (13'2 x 9'8)

Double glazed window overlooks the rear garden with two top opening lights. Fitted roller blind. Double opening double glazed French doors overlook and give direct access to the rear garden. Good range of modern (2019) eye and low level cupboards and drawers. Including a full length cloaks/store cupboard. One and a half bowl white ceramic sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling and concealed downlighting. Water meter in the cupboard below the sink. Built in appliances comprise: Four ring gas hob. Illuminated stainless steel and glass extractor canopy above. Prima electric oven and grill below. Integrated fridge/freezer with a matching cupboard front. Plumbing for a washing machine. Cupboard houses a Potterton gas central heating boiler. Wall mounted programmer control. Ceramic tiled floor. Double panel radiator. Two overhead lights.



FIRST FLOOR LANDING

2.69m x 0.84m (8'10 x 2'9)

Approached from the previously described staircase. Access to loft space. White panelled doors lead off.

BEDROOM ONE

3.99m x 3.68m (13'1 x 12'1)

Full width double bedroom. Double glazed window overlooks the front elevation with two top opening lights. Additional double glazed opening window also overlooking the front aspect. Single panel radiator. Television aerial point. Built in airing cupboard houses a hot water cylinder. Door leads to the En Suite.



EN SUITE SHOWER/WC

1.55m x 1.37m (5'1 x 4'6)

Three piece original coloured suite comprises: Corner step in tiled shower cubicle with glazed sliding doors and an Aqualisa shower. Pedestal wash hand basin with splash back tiling. Low level WC. Single panel radiator. Overhead light and a ceiling extractor fan.

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BEDROOM TWO

2.59m x 2.36m (8'6 x 7'9)

Second bedroom with a double glazed window overlooking the rear elevation. Two top opening lights. Single panel radiator.



BATHROOM/WC

2.57m x 1.45m (8'5 x 4'9)

UPVC obscure double glazed window to the rear elevation with a top opening light. Three piece suite comprises: Tiled panelled bath. Pedestal wash hand basin with a glass display shelf above. Low level WC. Tiled walls. Overhead light. Single panel radiator. Ceiling extractor fan.



OUTSIDE

To the front of the property is an open plan garden, stone flagged for ease of maintenance. A central pathway leading to the front entrance porch. External gas and electric meters. The adjoining block paved communal driveway leads to the rear courtyard parking.

To the immediate rear is a good sized enclosed deep garden enjoying a sunny west facing aspect. Again attractive laid for ease of maintenance with stone flags. Rear raised timber planters stocked with inset flowering plants and maturing trees. External lighting. Side timber gate leads directly to the parking area.



PARKING

The property has an allocated numbered (27) car parking space with is conveniently situated adjacent to the rear garden with timber gate giving direct access.

CENTRAL HEATING

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

DOUBLE GLAZING

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

TENURE FREEHOLD/COUNCIL TAX

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

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>

LOCATION

This two bedroomed mews family house is located on West Cliffe Square, constructed in 1997 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, ideal for first time buyers, young families and investors.

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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

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.

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

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



Total Area: 61.9 m² ... 666 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		
71		88			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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