



ESTATE AGENTS • VALUER • AUCTIONEERS



## 35 Crofters Walk, Lytham

- Spacious Family Detached House
- Popular 'Baltimore' Style
- Three Reception Rooms
- Fitted Kitchen, Utility & Cloaks/WC
- Open Plan Dining/Living Conservatory
- Principal Bedroom with Dressing Area & En Suite Shower/WC
- Three Further Bedrooms & Bathroom/WC
- Gardens to the Front & Rear
- Double Garage & Excellent Off Road Parking
- Leasehold, Council Tax Band F & EPC Rating D

**£499,950**

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



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





## 35 Crofters Walk, Lytham

### GROUND FLOOR

Front canopied entrance with overhead lighting.

### HALLWAY

Spacious central hallway approached through a composite outer door with inset obscure double glazed leaded panels. Matching decorative panels to the side provide natural light. Corniced ceiling with inset spot lights. Panel radiator. Staircase leads off to the first floor with a white spindled balustrade. Understair cloaks/store cupboard. White panelled doors lead off.

### CLOAKS/WC

6'5 x 3'3



Obscure double glazed window to the side elevation with a top opening light. Roca white two piece suite comprises: Pedestal wash hand basin. Low level WC. Single panel radiator. Part tiled walls. Ceramic tiled floor. Overhead light.

### STUDY

10'6 x 8'1

Arched double glazed window overlooks the front garden with fitted window blinds and a central opening light. Matching wood effect flooring. Panel radiator. Wall mounted modern storage units with lighting below. Adjoining matching storage unit with display.

### SITTING ROOM

10'8 x 10'6



Originally designed as a family sitting room. Currently used as a home salon but will be emptied on completion of a sale. Matching arched double glazed window overlooks the front garden with a central opening light. Corniced ceiling. Panel radiator. Matching flooring. Telephone point.

### LOUNGE

15'3 x 13'4



Tastefully presented principal reception room. UPVC double glazed double opening French doors give direct access to the Conservatory. Additional double glazed window overlooks the rear garden. Fitted window blinds and opening top lights. Corniced ceiling with inset spot lights. Double panel radiator. Two wall lights. Television aerial point. Focal point of the room is a modern fireplace with a display surround, raised polished hearth and inset supporting a gas pebble effect living flame fire. Telephone point.



### DINING KITCHEN

13'10 x 13'1



Spacious open plan family Dining Kitchen with the open plan Conservatory leading off. To the Kitchen area is a double glazed window overlooking the side driveway. Top opening light. Good range of eye and low level cupboards and drawers. Incorporating corner shelving and canopied downlighting. Leisure stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in granite work surfaces with matching splash back and concealed down lighting. Central island unit with further cupboards and drawers below. Built in appliances comprise: Hotpoint four ring gas hob. AEG illuminated extractor canopy above. Hotpoint electric oven and grill. Plumbing for a dishwasher. Wall mounted Vaillant gas central heating boiler. Inset ceiling spot lights. Tiled floor. Double panel radiator. Square arch to the Conservatory.



**CONSERVATORY**  
20'2 x 10'10 min



Very spacious Conservatory with a pitched glazed roof. Double glazed windows overlooking the rear garden with a number of top opening lights. Side double glazed door leads to the Driveway. Double opening double glazed French doors give direct garden access. Matching tiled floor. Television aerial point. Telephone point. Focal point is a corner situated cast iron wood burning stove .



**UTILITY ROOM**  
10'6 x 6'5



Useful separate Utility Room. Double glazed window to the side elevation with a top opening light. Eye and low level cupboards. Laminate working surface with plumbing for a washing machine and space for a tumble dryer below. Space for a fridge/freezer. Single panel radiator. Wood effect laminate flooring.

**FIRST FLOOR LANDING**  
17'9 x 6'9



Spacious central landing approached from the previously described staircase with matching white spindled balustrade. Double glazed window overlooks the front elevation with a lower opening light. Access to the loft space. Corniced ceiling. Single panel radiator. Matching white panelled doors lead off.



# 35 Crofters Walk, Lytham



## BEDROOM SUITE ONE

13'6 x 11'2 + reveal



Spacious principal bedroom suite. Double glazed window overlooks the rear of the property with delightful open rear views. Two side opening lights. Single panel radiator. Corniced ceiling. Power point and aerial socket for a wall mounted TV. Door leads to the En Suite and a square arch leads to the Dressing Area.

## DRESSING AREA

6'7 x 3'4 + wardrobes



Well fitted dressing area comprising three double wardrobes and two single wardrobes with canopied lighting above.

## EN SUITE SHOWER/WC

10'1 x 6'7



Superb modern en suite, fitted in 2023. Comprising a three piece white suite. UPVC obscure double glazed window to the side elevation with a top opening light and tiled display sill. Wide showering area with a folding glazed screen. Plumbed overhead shower and additional hand held shower. Wide vanity wash hand basin with drawers below and a centre mixer tap. Illuminated wall mirror above. Adjoining wall hung bathroom cabinet. Dual flush semi concealed low level W.C. Heated ladder towel rail in anthracite grey. Ceramic tiled walls and matching floor. Inset ceiling spot lights and extractor fan.

## BEDROOM TWO

11'8 x 11'7 + reveal



Second tastefully presented double bedroom. Double glazed window overlooks the rear of the property enjoying the open views with two side opening lights and fitted window blinds. Single panel radiator. Power point and aerial socket for a wall mounted TV.

### BEDROOM THREE

10'6 x 9'4



Third double bedroom. Double glazed window overlooks the front of the property with a lower opening light and fitted window blinds. Single panel radiator. Power point and aerial socket for a wall mounted TV.

### BEDROOM FOUR

10'8 x 7'9



Fourth good sized bedroom. Double glazed window overlooks the front of the property with a lower opening light and fitted window blinds. Single panel radiator. Power point and aerial socket for a wall mounted TV.

### BATHROOM/WC

10'5 x 7'4



Family bathroom comprising a three piece white suite. Obscure double glazed window to the side elevation with a top opening light. Panelled bath with a curved glazed shower screen and a plumbed overbath shower. Additional hand held shower attachment. Mobilhaus vanity wash hand basin with a display surround, cupboards and drawers below. Illuminated canopied mirror above with shaving point. Roca low level WC completes the suite. Chrome heated ladder towel rail. Ceramic tiled floor and part tiled walls. Inset ceiling spot lights and extractor fan. Built in airing cupboard houses a Gledhill hot water cylinder with pine shelf for linen storage.

### OUTSIDE



To the front of the property is an open plan garde, laid to lawn with a central stone flagged pathway leading to the front canopied entrance with external lights. Wall mounted post box. Side flower and shrub borders. An asphalted driveway leads down the side of the property through double opening wrought iron gates providing excellent off road parking for a number of cars and leading directly to the double garage. External gas and electric meters. Garden tap.

To the immediate rear is a family garden with a large raised timber decked sun terrace with side stone chippings and stone flagged pathway, leading to a useful bin store area with timber gate giving direct access to the front garden. Rear lawn with side well stocked flower and shrub borders. External power points.

### DOUBLE GARAGE

18'9 x 18'7

Detached brick double garage with a pitched tiled roof. Approached through two up and over doors. Obscure glazed window to the side provides some natural borrowed light. Power and light connected.

### CENTRAL HEATING

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

### DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

# 35 Crofters Walk, Lytham

## 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 £200. Council Tax Band F

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £46.33 per month is currently levied.

## INTERNET CONNECTION/MOBILE PHONE SIGNAL

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

## LOCATION



This spacious four bedroomed 'Baltimore' style detached family house, is situated on the ever popular development known as 'Cypress Point' constructed by Kensington Developments in 2021 and benefitting from open views to the rear. Cypress Point is conveniently located close to local shopping facilities on Woodlands Road in Ansdell and being well placed between both Lytham and St Annes principal centres with further comprehensive shopping facilities and amenities. There are a number of local primary and secondary schools also within easy reach together with championship Golf Courses. Viewing recommended.

## 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)

## Consumer Protection from Unfair Trading Regulation



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35, Crofters Walk, Lytham St Annes, FY8 4FE



Total Area: 178.5 m<sup>2</sup> ... 1921 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	67	England & Wales	EU Directive 2002/91/EC	78



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