



ESTATE AGENTS • VALUER • AUCTIONEERS



2 The Leylands, Lytham

- Spacious Mid Mews Townhouse
- Accommodation Split Over Three Floors
- Ground Floor 3rd Bedroom/Sitting Room, Shower Room/WC & Utility
- 1st Floor Lounge, Dining Room & Breakfast Kitchen
- Balcony with Front Views of Lowther Gardens and Lytham Green to the Side
- Two 2nd Floor Double Bedrooms & Bathroom/WC
- Walled Landscaped Garden, Integral Garage & Driveway
- Gas Central Heating & Double Glazing
- Viewing Essential
- Freehold, Council Tax Band F & EPC Rating D

£599,950

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



www.johnardern.com



2 The Leylands, Lytham

GROUND FLOOR

ENTRANCE VESTIBULE

Approached through an outer door with inset obscure double glazed leaded panel. Corniced ceiling and overhead light. Inner bevel edged glazed door leading to the Hallway.

HALLWAY

18'6 x 7'5

Spacious hallway with staircase leading off to the first floor with a white spindled balustrade. Laminate wood effect flooring. Double panel radiator. Folding door reveals a useful cloaks/store cupboard with overhead light. Internal door leading to the INTEGRAL GARAGE.

BEDROOM THREE/SITTING ROOM

15'2 x 8'4



Flexible ground floor room currently used as a Sitting Room, but could easily be used as a ground floor Bedroom with easy access to the ground floor Shower Room. UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Matching full length double glazed windows to either side of the doors. Single panel radiator. Corniced ceiling. Aerial point for a wall mounted TV. Telephone/internet point.

SHOWER ROOM/WC

9'10 into shower x 3'4

Three piece decorative suite comprises: Wide step in shower cubicle with a folding glazed door and a plumbed Mira Excel shower. Pedestal wash hand basin with a centre mixer tap. Matching low level WC. Heated ladder towel rail. Ceramic tiled walls and floor. Inset ceiling spot lights and wall mounted extractor fan.

UTILITY ROOM

9'8 x 7'5

Useful separate ground floor Utility. UPVC double glazed outer door gives direct access to the rear garden. Matching full length panel to the side. Good range of eye and low level cupboards and drawers. Incorporating corner display shelving units. One and a half bowl single drainer sink unit with a centre mixer tap set in laminate working surfaces with splash back tiling. Plumbing for a washing machine. Space for a tumble dryer. Wall mounted Logic combi gas central heating boiler. Ceramic tiled floor. Blinds conceals a storage area. Ceiling strip light.

FIRST FLOOR LANDING

11'1 x 7'1

Approached from the previously described staircase with a continuing staircase to the 2nd floor bedroom accommodation. Corniced ceiling. Wall mounted room thermostat. Decorative glazed arched window to the Lounge. Full length reinforced glazed panels look through to the Dining Room. Matching glazed door leads to the spacious Reception Area.

OPEN PLAN LOUNGE WITH DINING AREA

LOUNGE

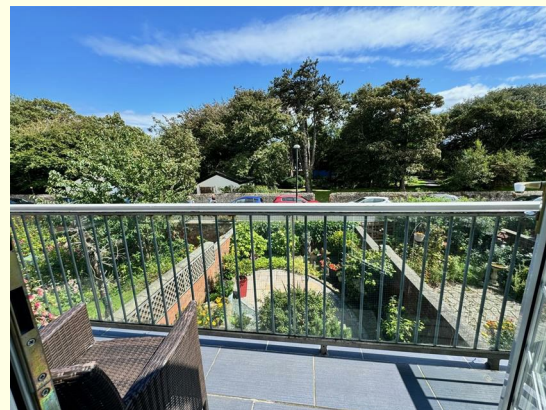
16'7 x 15'3



Tastefully presented and well proportioned principal Lounge. Double glazed double opening French doors lead to the Balcony with the superb views beyond. Full length double glazed windows to either side of the doors provide further excellent natural light and both having top opening lights. Four wall lights. Three double panel radiators. Corniced ceiling. Television aerial point. Archway leads to the adjoining Dining Room.

SUN BALCONY

14'6 x 3'5



Spacious Balcony having a sunny South Easterly facing aspect and having lovely views towards Lowther Gardens and the property's private

garden below, and an excellent side view towards Lytham Green with the Ribble Estuary beyond. Re-inforced glazed balustrade with wrought iron work and painted timber hand rails. Tiled floor.



DINING ROOM

11'8 x 9'4



Central Dining Room with matching wall decorations. Corniced ceiling. Double panel radiator with display shelf above. Obscure glazed door leads to the Dining Kitchen with a matching full length panel to the side.

DINING KITCHEN

16'6 x 7'10



Two double glazed 'Tilt & Turn' windows overlook the central area of The Leylands. To the Kitchen area are a good range of eye and low level cupboards and drawers. Incorporating a wine rack, glazed double display unit and pull out larder cupboard. One and a half bowl single drainer sink unit with a centre mixer tap and cold water filter tap. Set in double granite work tops with splash back tiling. Built in appliances comprise: Siemens four ring induction hob with an illuminated extractor canopy above. Siemens electric double oven and grill with Microwave above. Integrated fridge/freezer and dishwasher with matching cupboard fronts. To the Dining Area is a panel radiator set behind a decorative screen. Inset ceiling spot lights. Ceramic tiled floor.



SECOND FLOOR LANDING

10'10 x 7'1

Landing area with the Bedrooms and Bathroom leading off. Matching white spindled balustrade. Access to loft space. Double panel radiator with display shelf above. Corniced ceiling.

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BEDROOM ONE

14'6 + wardrobes x 14'5



Good sized principal double bedroom. Two double glazed 'Tilt & Turn' windows enjoy views towards Lowther Gardens with Lytham Green and the Estuary to the side. Fitted window blinds. Two double panel radiators. Corniced ceiling with inset spot lights. Bank of fitted wardrobes to one wall.

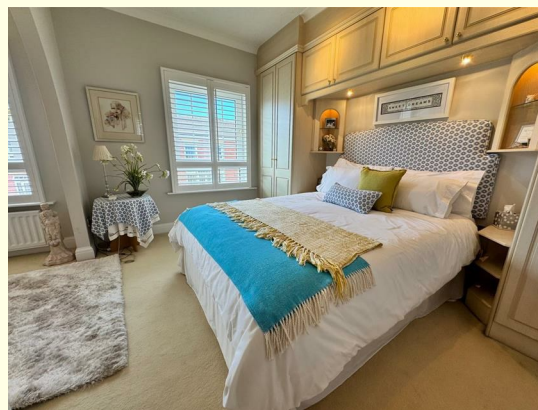


BEDROOM TWO WITH DRESSING AREA



BEDROOM

12'10 x 9'4



Second good sized double bedroom suite. Double glazed 'Tilt & Turn' window overlooks the front of the property with central views of the close. Fitted wooden shutters. Corniced ceiling. Double panel radiator. Fitted bedroom furniture comprises two double wardrobes with matching corner display shelving and bedside display units. Further overbed storage with lighting below. Archway leading to the adjoining Dressing Area.

DRESSING AREA

7'9 x 5'4



Double glazed 'Tilt & Turn' window with matching fitted wooden shutters. Double panel radiator. Obscure glazed window to the Landing area. Fitted furniture comprises two single wardrobes with a central matching cupboard with drawers below.

BATHROOM/WC

9'2 x 5'8

Family bathroom comprising a three piece Villeroy & Boch suite. Tiled panelled bath with an offset mixer tap. Tiled display shelf. Pedestal wash hand basin with a centre mixer tap. Low level WC completes the suite. Heated ladder towel rail. Ceramic tiled walls and floor. Decorative corniced ceiling with inset spot lights and extractor fan.

OUTSIDE



To the front of the property is an open plan block paved driveway providing off road parking for two cars and leading directly to the integral Garage. Covered front entrance with external wall light.

To the immediate rear is a delightful walled patio style garden enjoying a sunny South Easterly facing aspect. Attractively landscaped for ease of maintenance with a stone flagged patio area, matching pathways and a

central stone chipped area with inset mature shrubs. The garden has side curved flower beds, well stocked with mature shrubs and flowering plants. Garden lighting and outside tap.

INTEGRAL GARAGE

19'5 x 9'2

Approached through an electric up and over door. Internal personal door to the Hallway. Power and light connected. Tiled floor. Water tap. Ample space for additional fridge/freezer etc if required.

CENTRAL HEATING (COMBI)

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

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

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



A delightful mid terraced town house on a small select development, constructed in 1979 by J H Ashworth & Co, set in the walled grounds of the original house (The Leylands). In Lytham's Conservation area adjoining Woodville Terrace and being yards from West Beach, Lytham Green and the Ribble Estuary and only a few minutes strolling distance into the centre of Lytham with its comprehensive shopping facilities and attractive town centre amenities. Lowther Gardens with its formal gardens, tennis and paddle courts, bowling greens, theatre and cafe restaurant are opposite. This particular two/three bed roomed property has spacious accommodation set over three floors with a good sized Balcony directly facing Lowther Gardens with further Lytham Green views to the side. Viewing essential.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

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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 August 2024

2, The Leylands, Lytham St Annes, FY8 5QS



Total Area: 159.6 m² ... 1718 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	67	England & Wales	EU Directive 2002/91/EC	78



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