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43 West Cliffe, Lytham

- Modern Mid Mews House
- Entrance Porch
- Spacious Lounge
- Dining Kitchen & Orangery
- Bedroom Suite with En Suite Shower Room
- Second Bedroom
- Modern Bathroom/WC
- Large Enclosed Rear Garden & Allocated parking space (No 18)
- Walking Distance to the Centre of Lytham
- Leasehold, Council Tax Band C & EPC Rating C

£259,950

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



www.johnardern.com



43 West Cliffe, Lytham

GROUND FLOOR

ENTRANCE VESTIBULE

1.40m x 1.12m (4'7 x 3'8)

Approached through a replacement outer door with four obscure double glazed panels. Matching side double glazed window. Wood laminate floor. Single panel radiator. High level circuit breaker fuse box. Attractive inner door with upper glass panels opens to:

LOUNGE

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

Superbly appointed reception room with matching wood laminate floor. Double glazed window with side opening light and fitted roller blind overlooks the front garden. Panel radiator. Staircase leads off with spindled balustrade. The focal point of the room is a period fire surround with coal effect gas fire and raised marble hearth. Second panel radiator. Corniced ceiling and dado rails.



DINING-KITCHEN

4.01m x 2.67m (13'2 x 8'9)

With matching wood laminate floor. Excellent range of modern wall and floor mounted cupboards and drawers. Turned laminate working surfaces with concealed downlighting. Smeg single drainer stainless steel sink unit with chrome mixer tap. Part ceramic tiled walls. Built in appliances comprise: Smeg electric automatic oven and grill. Blomberg four ring electric induction hob. Smeg stainless steel illuminated extractor canopy above. Concealed Blomberg washing machine. Integrated Zanussi larder fridge. Raised peninsula breakfast bar. Halogen downlights. Double glazed window with side opening light and fitted blind looks through the rear orangery. Adjoining double opening doors with integral blind gives access. Double panel radiator.



ORANGERY WITH DINING FACILITIES

3.20m x 2.95m (10'6 x 9'8)

(Completed 2024) With ceramic tiled floor and pitched tinted double glazed ceiling. Double glazed windows and centre double opening doors which overlook and give access to the lawned rear garden. Fitted wall light and power points.



FIRST FLOOR

Approached from the previously described staircase with spindled balustrade. Attractive fitted stair rods.

LANDING

With access to loft.

BEDROOM SUITE ONE

3.89m max x 3.71m (12'9 max x 12'2)

('L' Shaped measurements) Delightful spacious double bedroom suite with two double glazed windows overlook the front garden and centre 'square' with it's lawned and block paved seating area and additional visitor car parking. The bedroom has a bulk-head airing cupboard with a new Worcester Bosch Combi central heating boiler.



EN SUITE SHOWER ROOM/WC

1.45m x 1.32m (4'9 x 4'4)

With part ceramic tiled walls. Three piece modern white suite comprises: fixture wash hand basin. Step in corner tiled shower compartment with curved sliding outer doors and plumbed shower. The suite is completed by a low level WC. Ceiling downlight and extractor fan. Chrome heated ladder towel rail.

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BEDROOM TWO

2.64m x 2.39m (8'8 x 7'10)

Larger than average second bedroom with double glazed window with side opening light enjoys views of the rear garden. Panel radiator.



BATHROOM/WC

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

With part ceramic tiled walls. Modern period style three piece bathroom suite comprises: roll topped bath with centre chrome mixer taps and hand shower. Vanity wash hand basin with cupboard beneath, mixer taps and mirror fronted medicine cabinet above. The suite is completed by a low level WC. Period style radiator with chrome heated towel rail surround. Obscure double glazed opening outer window. Ceiling downlight and extractor fan.



OUTSIDE

To the front of the property there is an easily managed garden laid to lawn with side hedging. Concrete paved pathway leads to the front entrance with external light and outside gas and electric meter cupboard.

To the immediate rear there is a delightful and spacious lawned garden (approx 46' x 14') with paved pathway and mature shrubs and plants. Timber garden store.



DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

CENTRAL HEATING (COMBI)

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

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 £100. Council Tax Band C

VENDOR NOTES

Since 2017 the vendor has carried out an extensive modernisation program including new double glazed windows (2yrs old). Gas central heating boiler (1yr old). Orangery (2 months old). Kitchen appliances. Complete new bathroom suite and En Suite.

LOCATION

This superbly appointed and extended modern two bedroom mews home is located on West Cliffe Square, constructed in 1998 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 and external viewing is strongly recommended to appreciate the modernisation program that has been carried out by the current owner and the vendor is to be complimented.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £50 per half year is currently levied.

INTERNET CONNECTION/MOBILE PHONE SIGNAL

Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

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

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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

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



Total Area: 69.9 m² ... 752 ft²

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			90
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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