



ESTATE AGENTS • VALUER • AUCTIONEERS



## 24 Commonsides, Lytham St Annes

- Spacious Semi Detached Period Family House
- Highly Sought After Location
- Two Reception Rooms
- Breakfast Kitchen, Utility & Cloaks/WC
- Three Double Bedrooms & Shower Room/WC
- South Facing Rear Walled Garden
- Good Sized Garage to the Rear
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band D & EPC Rating D

**£385,000**

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



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



## 24 Commonside, Lytham St Annes

### GROUND FLOOR

#### ENTRANCE VESTIBULE

3'9 x 3'8



Approached through a hardwood outer door with inset obscure glazed panels. Matching glazed panel above provides further natural light. Corniced ceiling and dado rails. Decorative period tiled floor. Inner part stained glass and leaded panel door leading to the Hallway.

#### HALLWAY

22'10 max x 5'8



Spacious entrance hallway. Ornate corniced ceiling and decorative arch. Staircase leads off to the first floor with a spindled balustrade. Understair cloaks/store cupboard with wall light and gas and electric meters. Telephone point. Wall mounted room thermostat. White panelled doors lead off.

#### LOUNGE

15'2 into bay x 13'2



Well proportioned principal reception room. Walk in deep bay window with UPVC double glazed windows enjoying a delightful outlook over the front garden. Two top opening lights. Corniced ceiling with centre decorative rose. Television aerial point. Double panel radiator. Focal point of the room is a fireplace with white surround, raised tiled hearth and matching inset supporting a gas coal effect living flame fire.

#### DINING ROOM

13'10 min x 11'5



Second good sized reception room. Hardwood framed double glazed double opening French doors overlook and give direct access to the rear garden. Adjoining double glazed panels above and to the side. Single panel radiator. Laminate wood effect flooring. Corniced ceiling and picture rails. Television aerial point. Fireplace with a raised display hearth and gas coal effect fire. Display shelving to the chimney recess.

## BREAKFAST KITCHEN

16'3 x 9'8



Approached through a part obscure leaded glazed panel door from the Hallway. UPVC double glazed window to the side elevation with a central opening light. Additional high level hardwood framed double glazed decorative window to the side. Range of eye and low level cupboards and drawers. Display shelving. Franke stainless steel single drainer sink unit with a centre mixer tap. Set in roll edged work surfaces with splash back tiling. Built in appliances comprise: Neff four ring gas hob. Zanussi electric oven and grill. Kenwood slimline freestanding dishwasher. Space for a fridge with microwave oven space above. Wall mounted concealed Worcester gas central heating boiler with adjoining wall mounted programmer control. Telephone point. Single panel radiator. Matching part glazed door leads to the Utility.



## UTILITY PORCH

7'9 x 6'6



Useful separate Utility area. Plumbing for a washing machine. Work top and space above for a tumble dryer with vent through to the adjoining Workshop. Tiled floor. Doors leading off to the WC and Workshop. Outer door leading to the rear garden.

## CLOAKS/WC

7'9 x 3'2



Glazed roof light leading to some roof storage space. Obscure glazed window to the rear. Low level WC. Eye and low level store cupboards with work top. Tiled floor.

## WORKSHOP

10'9 x 3'5

Useful garden room/workshop with timber work bench and display shelving. Power and light connected. Vent for the tumble dryer. Side door to the rear garden.

# 24 Commonside, Lytham St Annes



## FIRST FLOOR LANDING



Spacious split level landing approached from the previously described staircase with matching balustrade. Single panel radiator. Two glazed ceiling lights. Access to the loft space.

## BEDROOM ONE

16'7 x 12'5



Spacious full width principal bedroom. Two UPVC double glazed windows overlook the front aspect with views along Commonside. Top opening lights. Corniced ceiling and picture rails. Single panel radiator with display shelf above. Two overhead lights. Fitted wardrobes to either side of the chimney breast. Telephone point.



## BEDROOM TWO

13'10 x 11'6 max



Second double bedroom. UPVC double glazed window overlooks the south facing rear elevation. Top opening light. Double panel radiator. Corniced ceiling. Telephone point. Fitted double wardrobe with shelving. Laminate wood effect flooring. High level built in cupboard.

## BEDROOM THREE

10' x 9'8



Well proportioned third bedroom. UPVC double glazed window overlooks the rear. Top opening light. Double panel radiator. Corniced ceiling. Fitted double and single wardrobe.

## SHOWER ROOM/WC

6'8 x 5'10



UPVC obscure double glazed opening window to the side elevation. Three piece white suite comprises: Wide step in shower cubicle with sliding glazed doors. plumbed shower and folding seat. Pedestal wash hand basin with a mirror fronted bathroom cabinet above. Low level WC completes the suite. Heated towel rails. Tiled walls. Laminate wood effect flooring. Two ceiling spot lights. Built in airing cupboard houses a lagged hot water cylinder with pine shelving for linen storage.

## OUTSIDE



To the front of the property is a very attractive deep walled garden approached through a decorative pedestrian gate with an asphalted pathway leading to the front entrance with trellis work and climbing plant. The garden has been laid to lawn with well stocked side flower and shrub borders. Matching gate leads to the rear garden.

To the immediate rear is a south facing walled garden with a stone flagged patio area adjoining the rear of the house. Decorative stone flagged pathways and ornamental fish pond. Side raised borders and small lawned area. External lighting and garden tap. External all weather power point. Aluminium framed greenhouse. Rear stone flagged area and timber gate leading to the wide rear service road.



## GARAGE

17'8 x 9'2

Timber and brick framed garage with a glazed roof is approached through an electric up and over door from the rear service road. Power and light connected. Side personal door to the rear garden. Double glazed side windows provide some natural light. Side vented panel. Due to the width of the rear service road it is possible to park along side the rear gate and garage if required.

## CENTRAL HEATING

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

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## 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 approx £1.55. Council Tax Band D

## 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 delightful three bedroomed semi detached period property has been in the same family for over 50 years and is situated in the heart of Ansdell within close walking distance to Lytham St Annes High School and Ansdell Primary and close to the public walkway across Royal Lytham Golf Course for easy access to AKS schools and Fairhaven Lake. There are transport services nearby with routes in to both Lytham and St Annes principal shopping centres, together with Ansdell train station. There are also a number of local shops within strolling distance on Woodlands Road. Viewing essential to appreciate the potential this property has to offer together with its attractive front aspect and walled south facing rear garden. No onward chain.

# 24 Commonside, Lytham St Annes

## 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](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 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](http://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 September 2024



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

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

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 <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	



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.