



ESTATE AGENTS • VALUER • AUCTIONEERS



3 Warton Street, Lytham

- Mid Terraced Period House
- In the Heart of Lytham
- Two Reception Rooms
- Fitted Kitchen
- Cloaks/WC
- Three Bedrooms & Good Sized Modern Bathroom/WC
- Gas Central Heating & Double Glazing
- Patio Garden to the Rear
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating D

£435,000

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



www.johnardern.com



3 Warton Street, Lytham

GROUND FLOOR

VESTIBULE ENTRANCE

1.12m x 1.07m (3'8" x 3'6")

Approached through a modern composite outer door with upper obscure glazed panel and double glazed obscure numbered fan light above. Corniced ceiling and dado rails. Ceramic tiled floor. Inner obscure glazed door opens to:

ENTRANCE HALL

5.79m x 1.45m (19' x 4'9")

Nicely appointed entrance hall with corniced ceiling and dado rails. Single panel radiator. Turned staircase leads off to the first floor with a spindled balustrade. Second single panel radiator towards the inner hall.

CLOAKS/WC

1.22m x 0.76m (4' x 2'6")

With modern white two piece suite comprising: fixture wash hand basin with splash back tiling and off set mixer tap. Low level WC. Concealed wall lighting. Useful under stair store cupboard.

LOUNGE

4.75m into bay x 4.14m (15'7" into bay x 13'7")

Nicely appointed principal reception room with walk in double glazed bay window with inset fitted shutters. The focal point of the room is a cast iron inset fireplace with gas coal effect living flame fire and white surround and over mantle and raised marble black hearth. Corniced ceiling. Modern radiators to both sides of the central archway leading to the dining room.



DINING ROOM

3.76m x 3.48m (12'4" x 11'5")

Second well presented reception room approached from both hallway and folding double doors from the main lounge. Central chimney breast with small recessed display. Double opening, double glazed UPVC doors overlook and give access to the walled rear patio garden. Telephone point. Double panel radiator. Mock beamed ceiling.



KITCHEN

3.58m x 2.62m (11'9" x 8'7")

Modern extremely well fitted kitchen with a selection of white wall and floor mounted cupboards and drawers incorporating a corner carousel and having granite working surfaces with discreet downlighting and inset one & half bowl single drainer stainless steel sink unit and chrome mixer tap. Built in appliances comprise: Automatic fan assisted electric oven and grill. Matching ceramic electric hob. Illuminated extractor canopy above. Integrated Hotpoint dishwasher. Lamona integrated fridge and freezer. Side broom cupboard. Plumbing facilities for automatic washing machine and tumble dryer. Main Eco Elite combi gas central heating boiler. Double glazed window with two top opening lights. Ceiling halogen downlights. Kick space floor heater and floor lighting. Composite double glazed outer door gives access to the patio garden.



FIRST FLOOR

Approached from the previously described split level staircase leading to the upper landing.

LANDING

4.32m max x 1.57m (14'2" max x 5'2")

With matching balustrade and dado rails. Panel radiator. Access to the loft via a folding ladder.

BEDROOM ONE

3.89m x 3.15m (12'9" x 10'4")

Spacious principle double bedroom with a double glazed window with top opening light overlooking the front and has fitted shutters. Double panel radiator. Exposed original fire grate with white surround and over mantle.

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BEDROOM TWO

3.78m x 3.25m (12'5 x 10'8)

Second well proportioned double bedroom. Double glazed window with top opening light overlooks the rear elevation. Double panel radiator. Original cast iron fire surround and open grate with white surround and over mantle.



BEDROOM THREE

2.90m x 2.18m (9'6 x 7'2)

Larger than average third bedroom. Double glazed window with top opening light and fitted shutters overlooks the front garden with Warton Street in the back ground. Double panel radiator.



BATHROOM/WC

Very spacious family four piece modern white suite comprises: freestanding roll topped bath with chrome mixer tap and hand shower adjoining. Step in tiled shower compartment with fixed glazed screens and having a plumbed 'rain drop' over head shower and separate hand shower. Adjoining obscure double glazed window. Vanity wash hand basin with cupboards and drawers beneath and splash back tiling with chrome mixer tap and mirror over. The suite is completed by a low level WC. Further obscure double glazed opening window with top opening light. Ceiling halogen downlights. Contemporary wall mounted panel radiator. Access to rear loft. Ceiling extractor fan.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Main Eco Elite combi boiler in the kitchen serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units and all the front windows have internal shutters.

OUTSIDE

The front of the property there is a stone paved garden enjoying a south facing sunny aspect and having raised flower borders with front conifer giving seclusion and side privet hedge.

To the immediate rear there is a walled patio garden approx 28ft x 13ft8 max 'L' shape measurements with external light and garden tap. Timber garden store. To the rear of the garden there is large gate giving access onto the unmade rear service road.



TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent. Council Tax Band C

