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15 Kielder Court, Lytham

- Tastefully Presented Modern Mid Mews House
- Within Close Reach of Lytham Town Centre
- Spacious Lounge
- Dining Kitchen
- Two Double Bedrooms
- Shower Room/WC
- Landscaped Rear Garden
- Allocated Parking Space
- Gas Central Heating & Double Glazing
- Freehold, Council Tax Band C & EPC Rating C

£225,000

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



www.johnardern.com



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GROUND FLOOR

Covered entrance with wall mounted external light.

ENTRANCE VESTIBULE

1.14m x 1.12m (3'9 x 3'8)

Approached through a UPVC outer door with inset obscure double glazed panels. Single panel radiator. Ceramic tiled floor. Overhead light. High level circuit breaker fuse box. White panelled door leading to the Lounge.

LOUNGE

4.32m x 4.09m max (14'2 x 13'5 max)

Superbly appointed principal reception room. UPVC double glazed window overlooks the front garden with two side opening lights. Fitted roller blind. Single panel radiator. Television aerial point. Power points with USB sockets. Two wall lights. Focal point of the room is a fireplace with display surround, raised hearth and matching inset supporting a gas living flame fire. Additional single panel radiator on the inner wall. Corniced ceiling. Laminate wood strip flooring. Turned staircase leads off to the first floor with a contemporary balustrade. White panelled door leads to the adjoining Dining Kitchen.



DINING KITCHEN

4.11m x 2.77m (13'6 x 9'1)

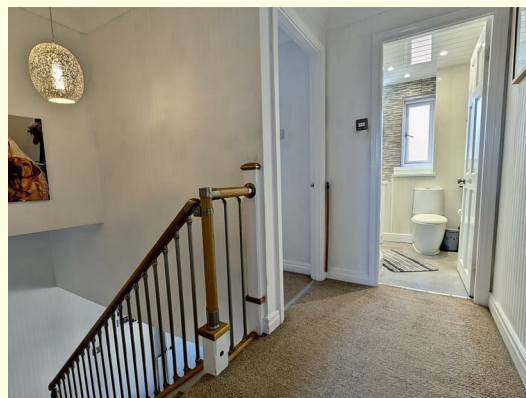
UPVC double glazed double opening French doors overlook and give direct access to the landscaped rear garden. Fitted integral blinds. Additional double glazed opening window to the Kitchen area also overlooks the rear garden. The property backs on to the Mythop Road Allotments and so isn't overlooked to the rear. Range of eye and low level fixture cupboards and drawers. Stainless steel one and a half bowl sink unit with a centre mixer tap. Set in roll edged laminate work surfaces with splash back tiling and concealed strip lighting. Built in appliances comprise: Zanussi four ring electric ceramic hob. Zanussi electric oven and grill below. Space for a fridge/freezer. Plumbing for a washing machine. Space for a tumble dryer. The radiator to the Dining Area has been removed but the pipework remains should a new purchaser wish to install a radiator again. Matching wood effect flooring.



FIRST FLOOR LANDING

2.26m x 1.22m (7'5 x 4')

Spacious landing approached from the previously described staircase with matching balustrade. Access to the loft space via a pull down ladder. The loft is part boarded and has a light.



BEDROOM ONE

4.17m x 2.59m (13'8 x 8'6)

Principal double bedroom with two UPVC double glazed opening windows enjoying an outlook to the rear of the property with views across to the Allotments. Television aerial point. Single panel radiator.

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BEDROOM TWO

3.00m x 2.26m plus reveal (9'10 x 7'5 plus reveal)

Second double bedroom. UPVC double glazed window to the front elevation with two side opening lights. Single panel radiator. Corniced ceiling. Deep built in cupboard provides storage space and houses the Potterton combi gas central heating boiler.



SHOWER ROOM/WC

1.91m x 1.73m (6'3 x 5'8)

UPVC obscure double glazed opening window to the front elevation. Three piece white suite comprises: Corner shower cubicle with curved glazed sliding doors, a plumbed overhead shower and additional hand held shower. Vanity wash hand basin with a centre mixer tap and drawers below. Display surround. Low level WC. Inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail.

OUTSIDE

To the front of the property is an attractive open plan garden, landscaped for ease of maintenance with coloured slate chippings and inset stone flags and having raised flower beds. Steps lead up to the front covered entrance with external wall light. External gas and electric meters.

To the immediate rear is good sized garden, again having been attractively landscaped. Adjoining the rear of the house is composite raised decked patio with side timber planters, stocked with flower and shrubs. Central artificial lawn and a second raised entertaining decked patio to the rear of the garden. External lighting and garden tap. A side timber gate opens to a rear communal pedestrian path leading to the rear parking area.



PARKING

The property has an allocated parking space in the rear communal parking area (last space to the right hand side). There is also a parking space directly in front of the property.

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CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Potterton combi boiler concealed in Bedroom Two 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 C

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 delightfully appointed two bedroomed mews house offers is conveniently placed within a small development known as The Glades just off Mythop Road, constructed in the early 1990's. Kielder Court is within a short walking distance to two primary and a senior school and only 10 minutes walk into the centre of Lytham with its comprehensive shopping facilities and amenities, together with Lytham Green. There are transport services running adjacent on Mythop Road, with bus services connecting Lytham St Annes High School and Preston College. An internal viewing is strongly 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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Arden & 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.

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15, Kielder Court, Lytham St Annes, FY8 4TN



Total Area: 58.8 m² ... 633 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 | | |
| 70 | | 87 | | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |



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