



ESTATE AGENTS • VALUER • AUCTIONEERS



## 12 Westby Street, Lytham

- Mid Terraced Period House Superbly Presented Throughout
- In the Heart of Lytham's Conservation Area
- Yards from Local Shops & Lytham Green
- Lounge & Inner Sitting Room
- Stunning Open Plan Dining Kitchen Leading Off
- Cloaks/WC
- Two Double Bedrooms & Dressing Room/Bedroom Three
- Modern En Suite WC & Modern Bathroom/WC
- Landscaped Rear Walled Garden
- Leasehold, Council Tax Band D & EPC Rating C

**£565,000**

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



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



## 12 Westby Street, Lytham

### GROUND FLOOR

#### ENTRANCE VESTIBULE

4'2 x 3'3



Approached through a hardwood outer door with a numbered glazed panel above. Feature period tiled floor. Corniced ceiling and overhead light. Inner door with a decorative obscure glazed panel leads to the Hallway. Matching obscure glazed panels to either side of the door.

#### HALLWAY

17' x 4'2



Tastefully presented Hall. Contemporary period style radiator on the inner wall. High level ceiling with cornicing and decorative arch. Turned staircase leads to the first floor with a side hand rail. Amtico wood effect flooring. White panelled doors lead off.

### LOUNGE

12'10 into bay x 12'6



Impressive reception room with a bay window overlooking the front garden. Weru double glazed sash windows with fitted wooden shutters and window blinds. Fitted custom made window seat below. Corniced ceiling, centre rose and picture rails. Television aerial point. Contemporary period style radiator. Focal point of the room is a fireplace with display surround and feature inset wall tiles, raised hearth and inset supporting a gas coal effect fire. Two custom made fitted cupboards to either side of the chimney breast with display shelving above. Two picture lights.

### INNER SITTING ROOM

38'1 x 17'6 max overall



(max measurements including the open plan Dining Kitchen)  
Second superbly appointed reception room being open plan to the adjoining family Dining Kitchen. Matching Amtico flooring. Two wall mounted column radiators. Two wall lights. Recessed fireplace with a stone hearth supporting a cast iron wood burning stove. Oak display plinth above. Feature built in original pine double cupboard to the chimney recess. Overhead light. Door reveals a useful understair cloaks/store cupboard with automatic light, shelving and electric meter. Matching door leads to the Cloaks/WC.



## CLOAKS/WC

5'3 x 2'11

Two piece modern white suite comprises: Rak Ceramics wash hand basin with a centre mixer tap. Semi concealed low level WC. Chrome heated ladder towel rail. Matching Amtico flooring. Part panelled walls. Fitted wall mirror and display shelf. Shaving point. Automatic ceiling spot lights and extractor fan.

## OPEN PLAN LIVING/DINING KITCHEN



Superb family Dining Kitchen approached through a square arch from the inner Sitting Room. With a double glazed lantern roof light. Comprising an excellent range of eye and low level cupboards and drawers. One and a half bowl sink unit (note: the waste disposal function has been disconnected) with a centre mixer tap set into a large matching central Island unit/breakfast bar with further cupboards and drawers below, and a Neff integrated dishwasher. Quartz stone work tops. Display shelving and splash back tiling. Large double larder cupboard. Further integrated Neff appliances comprise: Five ring gas hob with an illuminated extractor hood above. Two matching Neff electric oven and grills with 'slide & hide' doors. Space for a large fridge/freezer. Curtained 'Utility' area with plumbing for a washing machine and space for a tumble dryer. Oak work surface above and shelving. Additional large double cupboard ideal for Kitchen cookware and adjoining shelving. Matching Amtico flooring and wall mounted column radiator.



To the Living/Dining area are two additional double glazed lantern roof lights providing excellent natural light. Two wall lights. Column radiator. Aerial socket and power point for a wall mounted TV. Matching Amtico flooring. Inset ceiling spot lights. Useful fitted broom cupboard with power points, ideal for charging a vacuum cleaner etc. Wall mounted Worcester combi gas central heating boiler above (fitted 2018). Double glazed double opening French doors overlook and give direct access to the landscaped rear garden. Full length double glazed windows to either side of the doors.

## FIRST FLOOR LANDING

18'11 x 4'9 max



Spacious split level landing approached from the previously described staircase with a white spindled balustrade. Obscure glazed roof light. Access to the boarded loft space via a pull down ladder with light. Custom made cupboard with double opening doors and shelving providing excellent linen storage space.

## BEDROOM ONE

12'4 x 12'2



Tastefully presented principal double bedroom. UPVC double glazed opening window to the rear elevation. Contemporary period style radiator. Part panelled walls with two reading lights. Feature period fire surround has been retained. Adjoining custom made double wardrobe with display shelving above for further storage. Door leads to the En Suite.

# 12 Westby Street, Lytham



## EN SUITE WC



Modern two piece white suite comprises: Rak Ceramics semi concealed low level WC with a dual flush. Wash hand basin with an offset mixer tap. Shaving point and display shelving. Part wood panelled walls. Fitted mirror. Overhead spot light and extractor fan.

## BEDROOM TWO

13'1 x 10'8



Second delightful double bedroom. Weru double glazed sash window overlooks the front aspect with views along Westby Street. Two wall lights. Contemporary period style radiator. High level storage cupboard. Focal point of the room is a period cast iron fire surround.

## DRESSING ROOM/BEDROOM THREE

9'8 x 6'4



The original third bedroom has been fitted to provide a separate Dressing Room for the present owners, but could revert back to its original use as a Bedroom if required. Weru double glazed sash window to the front elevation. Good range of open wardrobes with curtains, hanging rails and storage space above. Three fitted display bookshelves. Overhead light. Note: The door and radiator have been removed from this room.

## BATHROOM/WC

12'4 x 9'3



Spacious principal family bathroom. Comprising a modern four piece white suite. Obscure double glazed opening windows to both the side and rear elevations. Tiled deep fill bath with a centre mixer tap and hand held shower attachment. Wide tiled shower compartment with a fixed glazed screen. Plumbed overhead shower and additional hand held shower attachment. Recessed display with glazed shelving. Wide vanity wash hand basin with a centre mixer tap and drawers below. Illuminated wall mirror above. Semi concealed low level WC with a Gerberit dual flush, completes the suite. Inset ceiling spot lights and extractor fan. Ceramic tiled floor and part tiled walls. Two contemporary radiators, one in anthracite grey to compliment the matching part wood panelled wall. Two large shelves with cast iron brackets.



#### **CENTRAL HEATING (COMBI)**

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (installed 2018) serving panel radiators and giving instantaneous domestic hot water.

#### **DOUBLE GLAZING**

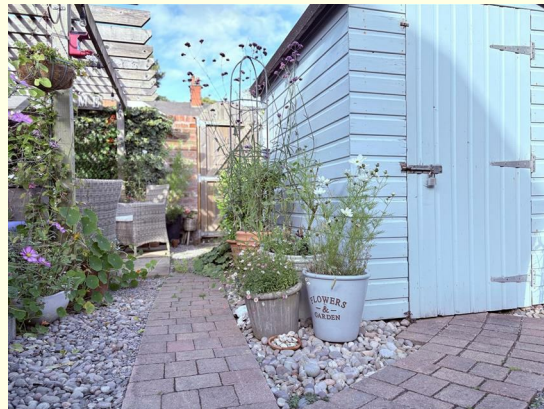
Where previously described the windows have been DOUBLE GLAZED, with Weru sash windows to the front of the property and UPVC double glazed units by Lytham Windows to the rear elevation. Installed in 2018.

#### **OUTSIDE**



To the front of the property is a delightful walled cottage style garden approached through a wrought iron gate with a stone flagged pathway leading to the front entrance, with stone steps and external wall light. The garden has been landscaped for ease of maintenance with further stone flags and well stocked flower and shrub borders. External gas meter.

To the immediate rear is a stunning enclosed garden with stone steps leading down to a patio area with raised flower and shrub borders. A central block paved pathway has very well stocked planters to either side and leads to the rear entertaining patio area with timber pergola. Timber garden store. Timber gate leads to the rear service road. Outside tap and garden lighting. All weather power point.



#### **PARKING**

Properties in Zone A including Cleveland Road, Westby Street, Talbot Terrace and Bannister Street obtain parking permits from Lancashire County Council at the cost of £25 per year which include two main car parking permits and two annual visitor parking permits.

#### **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>

# 12 Westby Street, Lytham

## 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 £15. Council Tax Band D

## NOTE

The carpets and blinds are included in the asking price.

## LOCATION

This stunning mid terraced period property enjoys a highly sought after position in the heart of Lytham's conservation area, being only yards from Lytham centre with its comprehensive shopping facilities, restaurants and town centre amenities and the famous Lytham Green. The property has been the subject of considerable expenditure over the years and an internal viewing is strongly recommended to fully appreciate the superbly appointed interior with a delightful walled patio style garden.

## 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](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 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](http://www.guildproperty.co.uk).

## Consumer Protection from Unfair Trading Regulation

John Arden & 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 October 2024

## 12, Westby Street, Lytham St Annes, FY8 5JG



Total Area: 136.0 m<sup>2</sup> ... 1464 ft<sup>2</sup>

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			
(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	82

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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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