



ESTATE AGENTS • VALUER • AUCTIONEERS



Holly Cottage 73 Westby Street, Lytham

- Delightful Period Cottage
- In the Heart of Lytham's Conservation Area
- Yards from Lytham Green & the Town Centre
- In Need of Modernisation
- Through Lounge/Dining Room
- Breakfast Kitchen & Rear Sun Porch
- Cloaks/WC
- Two Bedrooms & Bathroom/WC
- Rear Cobble Walled Patio Garden & Garage
- Leasehold, Council Tax Band D & EPC Rating D

£350,000

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



www.johnardern.com



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GROUND FLOOR

ENTRANCE VESTIBULE

1.17m x 1.02m (3'10" x 3'4")

Approached through a hardwood outer door with an inset obscure glazed leaded panel. Wall mounted room thermostat. Dado rail. Inner bevel edged glazed door leading to:

HALLWAY

3.58m x 0.94m (11'9" x 3'1")

Turned cottage staircase leads off to the first floor. Understair cloaks/store cupboard. Single panel radiator with a display shelf above. Overhead light. Decorative obscure glazed door leading to the Lounge.

LOUNGE WITH DINING AREA

7.19m x 3.38m max (23'7" x 11'1" max)

Spacious reception room. Double glazed leaded window overlooks the front garden with two side opening lights. Double panel radiator with display shelf. Fireplace with a polished wood surround, tiled hearth and matching inset. Display shelving to the chimney recess. Television aerial point. Beamed ceiling. Two wall lights. Additional double panel radiator. Hardwood double glazed window looks through into the rear sun porch. Matching decorative obscure glazed door leads to the Kitchen. Door to the Cloaks/WC.



CLOAKS/WC

1.30m x 1.27m (4'3" x 4'2")

Two piece coloured suite comprises: Low level WC. Wash hand basin. Part tiled walls. Overhead light. Wall mirror. Additional wall mirror with display

sill below. Wall mounted Xpelair. Pine panelled ceiling. Wall mounted cabinet.

BREAKFAST KITCHEN

4.42m x 2.62m (14'6" x 8'7")

UPVC double glazed window overlooks the rear garden. Two additional double glazed windows to the side elevation with top opening lights. Eye and low level cupboards and drawers. Incorporating two glazed display units and corner shelving. Stainless steel single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling and concealed strip lighting. Space for an electric cooker. Space for a fridge/freezer. Double panel radiator. Hardwood door with inset double glazed panels leads to the Sun Porch.



REAR SUN PORCH

Pitched glazed roof. Ceramic tiled floor. Double glazed window overlooks the rear garden. Adjoining UPVC door with double glazed panel leads to the garden.



FIRST FLOOR LANDING

2.26m x 0.81m (7'5" x 2'8")

Approached from the previously described staircase. Access to the loft space with light and a pull down ladder. Panelled doors lead off.

BEDROOM ONE

4.19m x 2.92m (13'9" x 9'7")

UPVC double glazed leaded window overlooks the front aspect with views along Westby Street. Side opening light. Single panel radiator. Bank of fitted wardrobes with inset mirrored panels. Central glass topped dressing table with drawers below, cupboard above and strip light.

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BEDROOM TWO

3.18m x 2.77m (10'5 x 9'1)

Second good sized bedroom. UPVC double glazed window overlooks the rear south facing aspect with a side opening light. Single panel radiator. Fitted single and double wardrobes with storage above. Further overbed storage and display shelving. Wall mirror. Walk in cupboard 4' x 3'9 with an overhead light, shelving, hanging rails and housing the wall mounted Worcester combi gas central heating boiler.



BATHROOM/WC

3.25m x 1.40m (10'8 x 4'7)

UPVC double glazed leaded window to the front elevation. Two side opening lights. Three piece suite comprises: Wood panelled bath with a centre mixer tap and hand held shower attachment. Pedestal wash hand basin. Low level WC. Mirror fronted bathroom cabinet. Single panel radiator. Overhead light. Wall mounted extractor fan. Tiled walls. Built in linen store cupboard.



OUTSIDE

To the front of the property is a walled cottage style garden approached through a wrought iron gate. Laid for ease of maintenance with stone flags and having raised side flower and shrub borders with a centre conifer. External wall lights to the side of the front door.

To the immediate rear is a south facing patio garden with feature cobble walls. Crazy paved again for ease of maintenance with side borders and shrubs. Timber gate gives access to the rear service road.



GARAGE

4.37m x 3.56m (14'4 x 11'8)

Garage approached from the rear service road through an electric up and over door. Side personal door and glazed windows providing some natural borrowed light. Power and light connected. Plumbing for a washing machine and space for a tumble dryer.

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.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

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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 two bedroomed mid terraced period cottage property enjoys a highly sought after position in the heart of Lytham, being only yards from Lytham centre with its comprehensive shopping facilities, restaurants and town centre amenities and the famous Lytham Green. The property is in need of modernisation and an internal viewing is strongly recommended to appreciate the potential this property has to offer. No onward chain.

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, 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 October 2024

73, Westby Street, Lytham St Annes, FY8 5JF



Total Area: 74.5 m² ... 802 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		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		
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