



ESTATE AGENTS • VALUER • AUCTIONEERS



82 Park View Road, Lytham

- Spacious Semi Detached Period Family House
- Yards from Local Schools and a Short Stroll to Lytham Centre
- Lounge and a Superb Open Plan Living/Dining Kitchen
- Garden Room/Utility & Cloaks/WC
- Three 1st Floor Double Bedrooms, Two With En Suites Shower/WC
- Modern 1st Floor Family Bathroom/WC
- 2nd Floor En Suite 4th Double Bedroom
- Excellent Off Road Parking to the Front
- Large Walled Rear Family Garden
- Leasehold, Council Tax Band F & EPC Rating D

£675,000

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



www.johnardern.com



82 Park View Road, Lytham

GROUND FLOOR

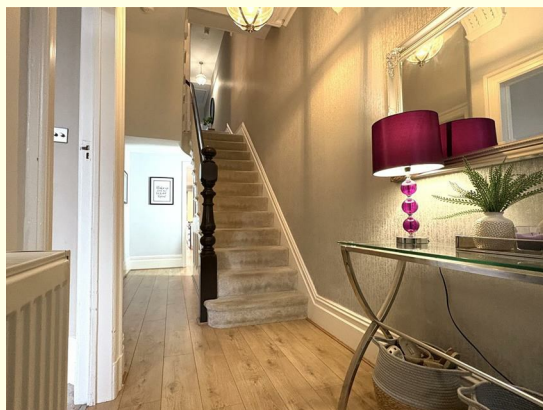
ENTRANCE VESTIBULE

5' x 4'9

Approached through a hardwood outer door with a double glazed panel above providing natural light. High level corniced ceiling and dado rails. Wall light. Decorative tiled floor. Inner door with a feature stained glass leaded panel and matching panels to either side leads to the Hallway.

HALLWAY

22'7 x 6'4



Spacious entrance Hall with a corniced ceiling and decorative arch. Double panel radiator. Laminate wood effect flooring. Turned staircase leads to the first floor with a white spindled balustrade and polished wood handrail. Useful understair store/electric meter cupboard with a light.

LOUNGE

17'9 into bay x 14'10



Tastefully presented principal reception room. Walk in UPVC double glazed square bay window overlooks the front garden with Lytham C of E school beyond. Two top opening lights. Double panel radiator below. Additional single panel radiator. High level corniced ceiling with an overhead light. Provisions for a wall mounted TV. Focal point of the room is an attractive fireplace with a white display surround, raised tiled hearth, cast iron inset with decorative tiling. Note: the gas to the fire has been disconnected.



OPEN PLAN LIVING/DINING KITCHEN



A superb family entertaining Dining Kitchen with an inner Sitting Room leading off.

INNER SITTING ROOM

12'7 x 12'7



Approached from both the Hallway and being open plan to the adjoining Dining Kitchen. A delightful second family reception area. UPVC double glazed picture window enjoys an outlook over the rear garden with a lower opening light. Matching laminate wood flooring. Double panel radiator. Corniced ceiling and inset spot lights. Again the focal point is a fireplace with stone hearth supporting a multi fuel cast iron stove. Wooden display plinth above. Socket for a wall mounted TV.

DINING KITCHEN AREA

27'5 x 13'7



Excellent range of Howdens eye and low level cupboards and drawers. Incorporating a pull out larder cupboard. Adjoining large cupboard with shelving and power, ideal for microwave and coffee machine storage. Stainless steel one and a half bowl sink unit with a centre mixer tap, set into a large matching island unit/breakfast bar. Three feature pendant light fittings above. Heat resistant working surfaces with concealed down lighting and low level kick space lighting. Built in appliances comprise: Flavel cooking range with seven gas ring burners and double electric oven and grill below. Illuminated stainless steel extractor canopy

above. Integrated Lamona larder fridge and separate freezer with matching cupboard fronts. Integrated Lamona dishwasher and wine fridge to the island unit. Matching laminate wood effect flooring. Two wall mounted column radiators in anthracite grey. Inset ceiling spot lights. Two sets of UPVC double glazed French doors overlook and give direct access to the rear garden. Fitted roller blinds. Additional double glazed window, all providing excellent natural light.



CLOAKROOM

8'6" x 7'3"



Very useful separate Cloakroom leading off the Kitchen. Two large fitted double cupboards with shelving. Overhead light and ceramic tiled floor. Boiler cupboard leading off with a sliding door, housing a wall mounted Worcester gas central heating boiler. With an adjoining Gledhill hot water cylinder (water cylinder fitted in 2018). UPVC double glazed window to the side elevation provides natural light. Side opening light and fitted window blinds. Concealed display shelving and gas meter cupboard below. Door to the WC.

WC

3'5" x 3'2"



Modern two piece white suite. Low level WC and wash hand basin with an offset mixer tap. Overhead light. Wall mirror. Matching ceramic tiled floor.

GARDEN ROOM/UTILITY

12'2" x 8'9"



Flexible room leading off the Cloakroom, offering a number of uses to suite a potential Vendor. UPVC double glazed sliding patio doors overlook and give access to the rear garden. Matching tiled floor. Single panel radiator. Built in double store cupboard with shelving. Adjoining cupboard has plumbing for a washing machine and space for a tumble dryer to sit above. Double glazed window to the side with a side opening light and window blinds.

FIRST FLOOR LANDING



Spacious split level landing approached from the previously described staircase. Matching continuing staircase leads to the Second floor accommodation, with a useful study area below. Glazed ceiling light. Corniced ceiling and decorative arch. Panel radiator with screen. Access via a pull down ladder to the good sized boarded loft space with a light. White panelled doors lead off.

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BEDROOM ONE

17'9 x 17'2 max



Originally designed as two separate bedrooms, now providing one large impressive principal bedroom suite. UPVC double glazed walk in square bay window overlooks the front of the property with two top opening lights. Additional double glazed window to the front elevation, providing further excellent natural light. Double panel radiator. Power point and aerial socket for a wall mounted TV. Additional single panel radiator. Corniced ceiling with inset spot lights. Double doors reveal a very large built in wardrobe with an automatic light, double hanging rails and shelving. Door leads to the En Suite.

EN SUITE SHOWER/WC

6'6 x 4'8



UPVC obscure double glazed opening window to the side elevation with a tiled display sill. Three piece white suite comprising: Wide step in shower cubicle with sliding glazed doors and a plumbed overhead shower. Additional hand held shower. Vanity wash hand basin with a centre mixer tap and drawers below. Illuminated and heated wall mirror above. Semi concealed low level WC with a Gerberit dual flush. Chrome heated ladder towel rail. Three ceiling spot lights and extractor fan.

BEDROOM TWO

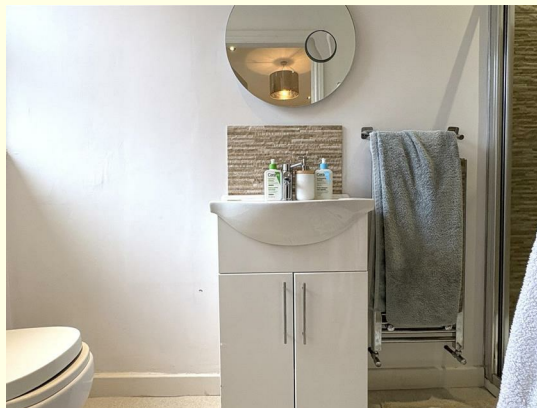
14'9 x 9'6



Second double en suite bedroom. UPVC double glazed window to the side elevation with a lower opening light. Double panel radiator. Inset ceiling spot lights and overhead light. Door leading to the En Suite.

EN SUITE SHOWER/WC

9'5 x 3'3



UPVC double glazed window with an obscure lower opening light. Three piece white suite comprising: Step in shower cubicle with a folding glazed door and a Triton T80 electric shower. Vanity wash hand basin with a centre mixer tap and cupboard below. Low level WC. Three inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail.

BEDROOM THREE

12'8 x 12'7



Third double bedroom. UPVC double glazed window overlooks the rear aspect with a lower opening light. Double panel radiator. Door reveals a carpeted walk in wardrobe 5'4 x 3'4 with an overhead light, hanging rail and shelving.

BATHROOM/WC

13' x 9'2



Superb family bathroom comprising a modern five piece white suite. Two UPVC double glazed windows to the rear elevation. Both with obscure lower opening lights and window blinds. Wide tiled showering area with a fixed glazed screen. Plumbed overhead shower and additional hand held shower attachment. Freestanding 'Claw & Ball' bath with a centre mixer tap and hand held shower attachment. Twin vanity wash hand basins

with centre mixer taps and cupboards below. Two wall mirrors above and three wall lights. Low level WC completes the suite. Period style radiator incorporating a towel rail. Inset ceiling spot lights and extractor fan.

SECOND FLOOR LANDING



Attractive 2nd floor landing approached from the previously described staircase. Overhead light. Velux double glazed pivoting roof light. Door leading to the Bedroom.

BEDROOM FOUR

17'3 x 10'2



(some restricted head height) Spacious fourth double bedroom. Velux double glazed pivoting roof lights to both the front and rear elevations. Double panel radiator. Inset ceiling spot lights. Door to the En Suite.

EN SUITE SHOWER/WC

4'7 x 4'6



Three piece white suite comprising: Step in corner shower cubicle with curved sliding glazed doors. Plumbed overhead shower and a hand held shower attachment. Vanity wash hand basin with a centre mixer tap and cupboard below. Low level WC. Overhead spot lights and extractor fan. Chrome heated ladder towel rail.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler serving panel radiators and domestic hot water. The heating can be programmed separately for the ground and first floor as required.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

OUTSIDE



To the front of the property is a walled garden which was block paved in 2021 and provides excellent off road parking for a number of cars. Leading down the side of the property with a bin store area and timber gate leading to the rear garden. Side shrub borders, external all weather power points and wall mounted coach light to the front entrance.

To the immediate rear is a large walled family garden. With a good sized stone flagged sun terrace and rear lawn. Side raised timber planters stocked with flowering plants and shrubs. Garden tap. External all weather power points and lighting. To the rear of the garden is a large timber garden store. The rear of the garden backs onto an unmade service road, and with some work and overgrown shrub clearance it could be possible to install double opening gates to create a rear off road parking space if required.

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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 approximately £5. Council Tax Band F

INTERNET CONNECTION/MOBILE PHONE SIGNAL

Superfast Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

This spacious semi detached period family house enjoys a highly sought after location within just a few minutes strolling distance into the centre of Lytham with its comprehensive shopping facilities, bars, cafes and restaurants. Lytham C of E is yards away and St Peters Primary School is within walking distance together with St Bedes Senior School. Park View playing fields, Green Drive woodland walk, Green Drive Golf Course and Lytham Hall are also within a pleasant stroll. An internal viewing is essential to appreciate the accommodation this property has to offer which is split over three floors and has four double bedrooms, three of which are en suite together with a large family bathroom. This particular property also has excellent off road parking to the front with a large walled garden to the rear.

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

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



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www.johnardern.com

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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		
England & Wales	EU Directive 2002/91/EC	77	England & Wales	EU Directive 2002/91/EC	60



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