



ESTATE AGENTS • VALUER • AUCTIONEERS



## 42 Mythop Road, Lytham

- Semi Detached Extended House
- Within Easy Strolling Distance To Lytham Centre
- Lounge
- Extended Open Plan Dining-Kitchen
- Three Bedrooms
- Modern Bathroom/WC
- Large Enclosed Rear Garden
- Driveway For Off Road Parking, Garage for Storage & Rear Office
- Close To A Number Of Local Schools
- Freehold, Council Tax Band C & EPC Rating C

**£329,950**

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



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



## 42 Mythop Road, Lytham

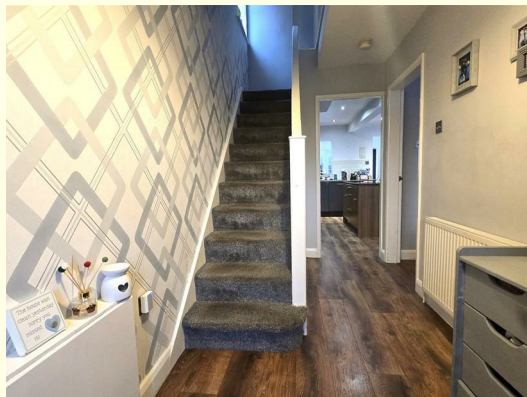
### GROUND FLOOR

External wall mounted light.

### ENTRANCE HALL

4.04m x 1.75m (13'3 x 5'9)

Approached through a contemporary outer door with inset obscure double glazed leaded panels. Single panel radiator. Side electric meter cupboard. Turned staircase leads to the first floor with a white spindled balustrade. Understair store cupboard houses a Worcester combi gas central heating boiler and the gas meter. Wall mounted room thermostat. Wood effect flooring. White panelled door leads to the Lounge and Dining Kitchen leading off the Hallway.



### LOUNGE

3.78m x 3.35m (12'5 x 11')

Nicely presented reception room. UPVC double glazed window overlooks the front garden. Side opening light. Panel radiator. Matching wood effect flooring. Corniced ceiling. Television aerial point. Focal point of the room is a cast iron multi fuel burning stove set on a tiled hearth with wooden plinth above.



### DINING-KITCHEN

5.28m x 3.76m (17'4 x 12'4)

Superb family Dining Kitchen with an open plan Living area leading off. To the Kitchen area is a good range of eye and low level cupboards and drawers. One and a half bowl single drainer sink unit with a centre mixer tap. Set in wood effect laminate working surfaces with splash back tiling and concealed downlighting. Opening looking through into the extended living area. Matching island unit with further cupboards and drawers below. Built in appliances comprise: CDA four ring induction hob. Bosch electric oven and grill. CDA microwave oven above. Integrated CDA dishwasher with a matching cupboard front. Space for a large fridge/freezer. Matching wood effect flooring. Double panel radiator. Number of inset ceiling spot lights. Square arch leading to the Living Area.



### EXTENDED LIVING AREA

4.98m x 2.62m (16'4 x 8'7)

UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Matching full length double glazed panels to either side of the doors. Three double glazed pivoting roof lights to the pitched ceiling. Inset spot lights and two wall lights. Matching wood effect flooring. Double panel radiator.



### FIRST FLOOR LANDING

Approached from the previously described staircase with matching spindled balustrade. UPVC obscure double glazed window to the side elevation provides good natural light to the stairs and landing areas. Matching white panelled doors leading off.

# 42 Mythop Road, Lytham



## BEDROOM ONE

3.84m x 3.18m (12'7 x 10'5)

Principal double bedroom. UPVC double glazed window overlooks the front elevation with views along Mythop Road. Side opening light. Single panel radiator.



## BEDROOM TWO

3.71m x 2.97m (12'2 x 9'9)

Second well proportioned double bedroom. UPVC double glazed window overlooks the rear of the property. Side opening light. Single panel radiator.



## BEDROOM THREE

2.51m x 1.98m (8'3 x 6'6)

UPVC double glazed window to the front aspect with a side opening light. Single panel radiator.

## BATHROOM/WC

2.82m x 2.16m (9'3 x 7'1)

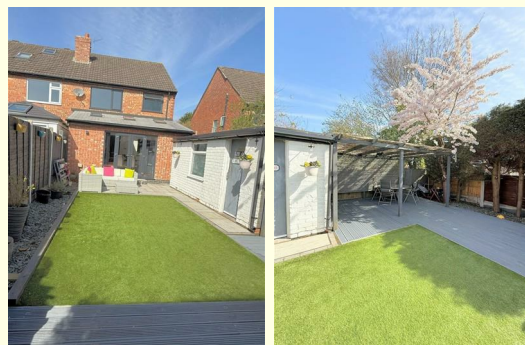
Spacious family bathroom comprising a four piece white suite. UPVC obscure double glazed window with a top opening light. Panelled bath with a centre mixer tap and tiled display sills. Shower compartment with fixed and folding glazed screens. Plumbed overhead shower and an additional hand held shower attachment. Pedestal wash hand basin with a centre mixer tap. Low level WC completes the suite. Heated chrome ladder towel rail. Part tiled walls. Wall mounted shaving point. Inset ceiling spot lights. Access to the boarded loft space with light.



## OUTSIDE

The front of the property has recently been block paved (Summer 2024) to provide excellent off road parking for two to three cars. Side shrub border. External all weather power point. Timber gates lead directly to the rear of the property with a stone flagged pathway, timber garden shed and outside tap.

The good sized enclosed south facing rear garden has an Indian stone flagged sun terrace with central artificial lawn. To the rear of the garden is a decked timber patio area with timber framer Pergola. Rear conifer hedging and side stone chipped flower beds. Two external all weather points.



## GARAGE (STORAGE)

3.71m x 2.79m (12'2 x 9'2)

A garage situated to the rear of the house is approached through an up and over door. Power and light connected. Plumbing for a washing machine. Space for a tumble dryer and additional fridge/freezer etc. PVC glazed window provides some natural light. We understand the Garage had a new membrane roof approximately 2 years ago and has a 25 year guarantee.

# 42 Mythop Road, Lytham

## REAR OFFICE

2.62m x 1.57m (8'7" x 5'2")

The rear section of the Garage has been partitioned off and is currently used as a home office. With a side personal door. Power and light connected.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler 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 with an annual rent charge of £10 (Solicitors to confirm). Council Tax Band C

## INTERNET CONNECTION/MOBILE PHONE SIGNAL

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

## LOCATION

This extended three bedroom semi detached family home is within just a few minutes walking distance to two primary schools and St Bedes Senior School and within a 5 minute stroll to the centre of Lytham with its comprehensive shopping facilities and town centre amenities. It is a short walk to a large park (Park View) and playing fields. There are transport services running along Mythop Road directly into Lytham centre and beyond. An internal inspection is strongly recommended to fully appreciate the well planned accommodation and delightful sunny rear 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 January 2025

## 42, Mythop Road, Lytham St Annes, FY8 4JP



Total Area: 95.7 m<sup>2</sup> ... 1030 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	83

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		
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