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## 26 Haymarket, Lytham St Annes

- Spacious Detached Family House
- Large Through Lounge & Dining Room
- Breakfast Room & Sitting Room
- Breakfast Kitchen, Utility & Cloaks/WC
- Three Bedrooms
- Family Bathroom/WC
- Landscaped Gardens to the Front & South Facing Rear, Off Road Parking
- No Onward Chain
- In Need of Some Updating
- Freehold, Council Tax Band D & EPC Rating E

**Offers Over £425,000**

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



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





## 26 Haymarket, Lytham St Annes

### GROUND FLOOR

#### ENTRANCE HALLWAY

12'6 x 8'



Approached through an outer door with an inset oval decorative glazed panel. Obscure glazed circular window to the side elevation. Single panel radiator. Telephone/internet point. Picture rails. Turned staircase leads to the first floor with a side handrail. Understair gas and electric meter cupboard. To the half landing is an obscure double glazed window providing excellent natural light to the Hall, Stairs and Landing areas. Additional single panel radiator.

#### CLOAKS/WC

5'9 x 2'8

UPVC obscure double glazed opening window to the side elevation. Two piece suite comprises a low level WC and wash hand basin. Tiled walls. Corniced ceiling and overhead light

#### THROUGH RECEPTION ROOM



#### FRONT RECEPTION ROOM

13'5 into bay x 11'9



UPVC double glazed bay window overlooks the front garden with two top opening lights. Single panel radiator. Corniced ceiling and picture rails. Overhead light. Square arch leads to the adjoining open plan Lounge.

#### REAR LOUNGE AREA

15'10 x 14'10 into bay



Very well proportioned Reception Room. UPVC double glazed double opening French doors set into a rear bay with matching double glazed windows to either side. Two fitted window seats. Two wall lights and an overhead light. Corniced ceiling and picture rails. Single panel radiator. Focal point of the room is a fireplace with a display surround, matching raised hearth and inset supporting a gas coal effect fire.

## BREAKFAST ROOM/STUDY

10'7 x 9'3



UPVC double glazed window overlooks the rear gardens with a side and top opening light. Telephone point. Wall mounted central heating programmer control. Corniced ceiling. Single panel radiator. Leading to the Kitchen and additional front porch entrance

## SECOND PORCH ENTRANCE

4'9 x 3'10

Approached through an outer door with an inset decorative glazed oval panel. Full length obscure glazed panels to either side. Ceramic tiled floor. Wall light. Inner obscure glazed door leading to the Kitchen.

## KITCHEN

14'8 x 13'2 plus reveal



UPVC double glazed window to the side overlooking the covered rear sun terrace. Two side opening lights. Extensive

range of eye and low level cupboards and drawers. Incorporating glazed display units. One and a half bowl sink unit with a centre mixer tap. Set in work surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Stove four ring gas hob (currently disconnected). Stoves electric double oven and grill. Integrated fridge and freezer. Smeg integrated dishwasher. Television aerial point. Single panel radiator. Ceramic tiled floor. Inset ceiling spot lights. Double opening bevel edged glazed doors lead to the adjoining Sitting Room. Additional obscure glazed door leads off to the Utility.



## UTILITY

11'3 x 8'5



Previously used as a Utility Room UPVC double glazed window overlooks the rear garden, with side and top opening lights. UPVC double glazed outer door gives access to the rear garden. Additional side opening window. Tiled walls and floor. Plumbing for a washing machine. Space for a tumble dryer, additional fridge/freezer etc.

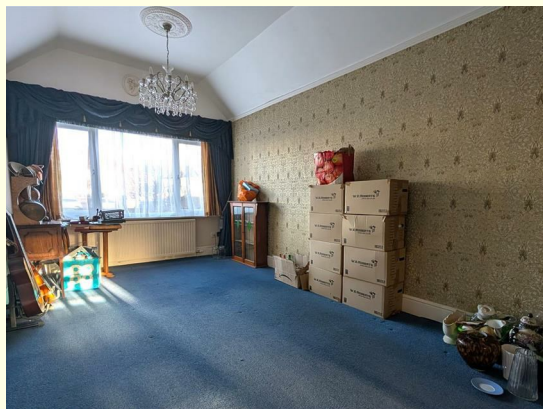


# 26 Haymarket, Lytham St Annes



## SITTING ROOM

18'6 x 9'7



The original Garage has been previously converted to provide an additional spacious reception room. UPVC double glazed window overlooks the front elevation. Two side opening lights. Two single panel radiators. Television aerial point. Pitched ceiling with two overhead lights.

## FIRST FLOOR LANDING

Central landing approached from the previously described staircase. Picture rails. Loft access. Overhead light.

## BEDROOM ONE

13'3 + wardrobes x 12'1



Spacious principal double bedroom. UPVC double glazed overlooks the rear of the property. Side and top opening lights. Corniced ceiling and picture rails. Single panel radiator. Fitted bedroom furniture comprises: Three double wardrobes with hanging rails and shelving. Kneehole dressing table with drawers to either side and a cupboard. Television aerial point. Telephone point. Two wall lights and an overhead light.

## BEDROOM TWO

13'8 into bay x 11'8



Second double bedroom. UPVC double glazed walk in bay window enjoys an outlook to the front elevation. Two side and two top opening lights. Picture rails. Single panel radiator. Fitted bedroom furniture comprises: Two double wardrobes with storage above. Central kneehole dressing table with drawers to either side. Two overhead lights.

## BEDROOM THREE



UPVC double glazed window to the rear elevation. Side and top opening lights. Single panel radiator. Corniced ceiling and picture rails. Cupboard contains a wall mounted Worcester gas central heating boiler (water tank in the loft).

## BATHROOM/WC

9' max into shower x 9'7



UPVC double glazed window to the side elevation with a top opening light. Additional obscure double glazed opening window. Five piece bathroom suite comprises: Corner panelled bath. Step in shower cubicle with a folding glazed door and a Mira Excel shower. Vanity wash hand basin set in a laminate display surround with cupboard and drawers below. Further wall mounted units with a central mirror. Low level WC and adjoining Bidet completes the suite. Double panel radiator. Tiled walls and floor. Inset ceiling spot lights and extractor fan.

## OUTSIDE



To the front of the property is a walled garden approached through double opening gates. A driveway provides off road parking for a number of cars. The garden has been stone chipped for ease of maintenance and has well stocked flower and shrub borders. External light. A timber gate gives direct access to the rear of the house.

To the immediate rear is a good sized enclosed garden, enjoying a sunny south facing aspect. With a feature covered stone flagged sun terrace with a built in BBQ area and semi circular stone seating area and glass brick work. External lighting and power point. Rear lawn with well stocked flower and shrub borders. Garden store 8'6 x 8'4 with a glazed window and power connected. Timber shed. Garden tap.



## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler in Bedroom 3 serving panel radiators and 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 D



## 26 Haymarket, Lytham St Annes

### 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 three bedroomed detached family property has been extended and provides spacious accommodation together with a good sized south facing rear garden. Haymarket is a popular residential area within yards from ROYAL LYTHAM & ST ANNES GOLF COURSE and being within a few minutes strolling distance to a number of Primary Schools and Lytham St Annes High School. An internal viewing is recommended to appreciate the potential this property has to offer which is in need of some updating. No onward chain.

### 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)

### 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 November 2024



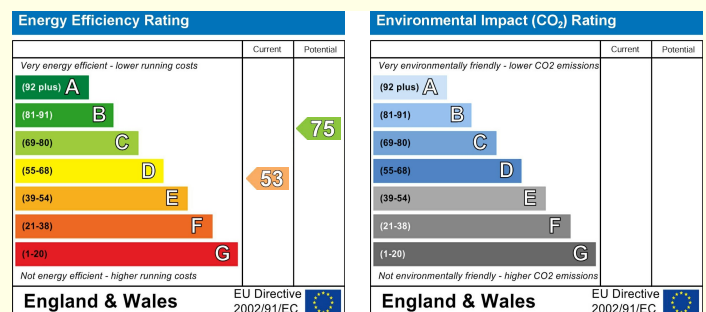
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