



ESTATE AGENTS • VALUER • AUCTIONEERS



44 Coopers Row, Lytham

- Exceptional, Spacious Georgian-style Town House
- No Onward Chain
- Ground Floor Sitting Room, Study & Conservatory
- Dining Kitchen, Utility Room & Cloaks/WC
- Spacious 1st Floor Lounge with Balcony
- 1st Floor En Suite Double Bedroom
- Three 2nd Floor Bedrooms, En Suite Shower/WC & Bathroom/WC
- Enclosed Patio Style Garden to the Rear
- Garage & Adjoining Driveway to the Rear
- Leasehold, Council Tax Band F & EPC Rating B

£350,000

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



www.johnardern.com



44 Coopers Row, Lytham

GROUND FLOOR

Attractive front canopied entrance.

ENTRANCE HALLWAY

20'10 x 4'3



Approached through a metal clad outer door with an inset obscure double glazed panel. Part ceramic tiled floor adjacent to the entrance and having a wood effect floor beyond. Single panel radiator. Corniced ceiling and three inset ceiling spot lights. Staircase with a side hand rail leads to the first floor. Wall mounted room thermostat. White panelled doors leading off.

CLOAKS/WC

5'3 x 3'8



Two piece white Roca suite comprises: Low level WC. Pedestal wash hand basin. Single panel radiator. Part tiled walls and floor. Overhead light and a ceiling extractor fan.

STUDY

8'6 x 6'4



UPVC double glazed window overlooks the front aspect with a top opening light and fitted roller blind. Matching wood effect flooring. Single panel radiator.

SITTING ROOM

16'3 x 10'6



Spacious ground floor reception room with two matching UPVC double glazed arched windows overlooking the front garden. Both with central opening lights. Corniced ceiling. Overhead light and two wall lights. Two double panel radiators. Matching wood effect flooring. Television aerial point. Telephone and internet points.

DINING KITCHEN

19'10 x 11'2



Full width open plan family Dining Kitchen. To the kitchen area is a UPVC double glazed window to the rear elevation. Top opening light and fitted window blind. UPVC double glazed double opening French doors overlook and give direct access to the adjoining Conservatory. Good range of eye and low level cupboards and drawers. Incorporating a glazed display unit. Leisure one and a half bowl stainless steel single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling and concealed downlighting. Matching central island unit with a wine rack and further cupboards and drawers below. Built in appliances comprise: Recently fitted Lamona four ring gas hob in stainless steel surround with an illuminated extractor canopy above. Indesit electric oven and grill. Integrated Bosch dishwasher with a matching cupboard front. Ceramic tiled floor. Telephone point. Television aerial point. Double panel radiator. Door reveals a useful understair cloaks/store cupboard with an overhead light. Additional UPVC double glazed window to the Dining area overlooks the rear garden with two top opening lights and window blinds. Door leading to the Utility.

UTILITY ROOM

5'9 x 5'1



Useful separate Utility room. Stainless steel single drainer sink unit set in a matching work top with splash back tiling. Low level fitted cupboard. Plumbing for a washing machine. Integrated fridge/freezer with matching cupboard fronts. Single panel radiator. Matching tiled floor. Manrose ceiling extractor fan and overhead light.

CONSERVATORY

10'6 x 7'2



Brick based and UPVC double glazed Conservatory. Double glazed windows overlooking the rear garden with three top opening lights. Pitched glazed ceiling. Ceramic tiled floor. Wall light. Double panel radiator. UPVC double glazed French door gives direct garden access.

1ST FLOOR LANDING

15'5 x 6'3



Spacious central landing approached from the previously described staircase with a white spindled balustrade. Continuing staircase leads to the second floor bedroom accommodation. Corniced ceiling. Single panel radiator. Matching panel door reveals a newly carpeted walk in boiler room/airing cupboard 6'4 x 4'10 with an overhead light and pine shelving. Housing a wall mounted Vaillant gas central heating boiler and adjoining Esprit by Gledhill hot water cylinder, both installed in April 2021. The heating zones (Ground/1st floor Zone 1 and 2nd floor Zone 2) are independently programmable. White panelled doors leading off the the 1st floor rooms.

PRINCIPAL LOUNGE

20'10 x 13'2



Very spacious 1st floor principal reception room with UPVC double glazed double opening French doors leading on to the BALCONY with a wrought iron balustrade. Two further UPVC double glazed windows also overlook the front of the property with top opening lights and fitted window blinds. Two single panel radiators. Corniced ceiling and two decorative roses. Wood effect flooring. Telephone point. Television aerial point.

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BEDROOM SUITE TWO 12'9 x 11'2



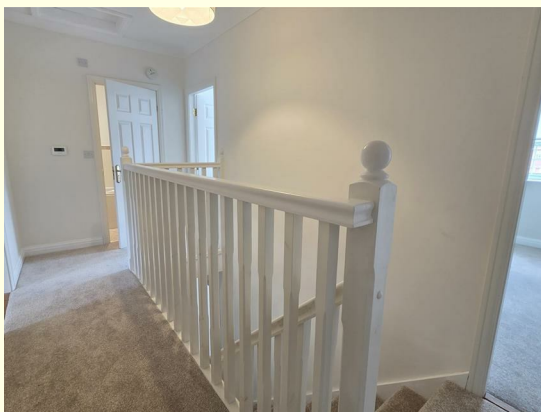
A tastefully presented en suite double bedroom on the 1st floor. Two UPVC double glazed windows overlooks the rear of the property with lower opening lights and window blinds. Wood effect flooring. Corniced ceiling. Single panel radiator. Bank of fitted wardrobes with sliding doors and two inset mirrored panels. Door leading to the En Suite.

EN SUITE SHOWER ROOM/WC 11'3 into shower x 4'4



UPVC obscure double glazed window to the rear aspect with a top opening light and tiled display sill. Three piece white suite comprises: Step in shower cubicle with a folding glazed door and plumbed shower. Vanity wash hand basin with cupboards and drawers below and a centre mixer tap. Wall mirror above with canopied lighting and a shaving point. Roca low level WC. Part tiled walls. Double panel radiator. Ceiling extractor fan and overhead light.

2ND FLOOR LANDING 15'3 x 6'5



With a white spindled balustrade. Single panel radiator. Corniced ceiling. Wall mounted room thermostat. White panelled doors leading off.

BEDROOM SUITE ONE 13'3 x 12'9



Principal double bedroom suite. Two UPVC double glazed windows overlook the front of the property with lower opening lights. Corniced ceiling and centre decorative rose. Single panel radiator. Television aerial point. Square arch leading to the Dressing Area.

WALK THROUGH DRESSING AREA 57 x 37 plus wardrobes



With three fitted double wardrobes with two inset mirrored panels, hanging rails and shelving. Canopied lighting above. Matching wood effect flooring. Corniced ceiling and two inset spot lights. Single panel radiator. Door to the En Suite.

EN SUITE SHOWER ROOM/WC 7'7 x 7'2



UPVC obscure double glazed window to the front elevation with two top opening lights and fitted roller blind. Three piece white suite comprises: Step in wide shower cubicle with sliding glazed doors and a plumbed shower. Vanity wash hand basin with cupboards and drawers below and a centre mixer tap. Wall mirror above with canopied lighting and a shaving point. Roca low level WC. Tiled walls. Double panel radiator. Ceiling extractor fan and overhead light. Newly fitted 'Ultragrip' slip resistant vinyl flooring.

BEDROOM THREE

11'4 10'6 max



Third delightful double bedroom. UPVC double glazed window overlooks the rear of the property with delightful side views towards the open fields beyond. Two lower opening lights. One fitted window blind. Double panel radiator. Corniced ceiling. New carpet.

BEDROOM FOUR

11'4 x 9'10



Fourth good sized double bedroom. UPVC double glazed window enjoying the rear outlook with a lower opening light and window blind. Double panel radiator. Corniced ceiling. New carpet.

BATHROOM/WC

8'10 x 5'6



Family bathroom comprising a three piece white suite: Panelled bath with a centre mixer tap. Vanity wash hand basin with cupboards and drawers below and a centre mixer tap. Wall mirror above with canopied lighting and a shaving point. Low level WC completes the suite. Part tiled walls. Double panel radiator. Newly fitted 'Ultragrip' slip resistant vinyl flooring.

OUTSIDE



To the front of the property is an attractive garden approached through a wrought iron gate with feature arch above with a central coach light. A central stone flagged pathway leads to the front covered canopied entrance with additional external wall lights. Lawned areas to either side of the pathway with matching wrought iron fencing and shrub borders.

To the immediate rear is a delightful landscaped patio style garden, with stone flagged patio and matching pathways. Stone chipped areas with inset circular stepping stones and side flower and shrub borders. External lighting. Timber gate leads to the rear of the property and the asphalted driveway providing off road parking. The driveway adjoins the Garage.

GARAGE

18'7 x 9'1

Brick garage situated to the rear of the property and accessed via Blacksmiths Row, bordering the communal car parking area for New Hampshire Court. The garage has a pitched roof, and an up and over door. Power and light connected.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Vaillant boiler on the 1st floor serving panel radiators and domestic hot water. The boiler and hot water cylinder were installed in April 2021. The heating zones (Ground/1st floor Zone 1 and 2nd floor Zone 2) are independently programmable.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC units. New custom OVC facias were installed on the house and garage in May 2022.

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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 £200. Council Tax Band F

MAINTENANCE

A Cypress Point management company has been formed to administer and control outgoing expenses to communal gardens and landscaping. A figure of £556 per annum is currently levied.

INTERNET CONNECTION

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

LOCATION



Exceptional, spacious Georgian style town house, overlooking the Japanese Gardens, situated on the unique and beautifully landscaped development of Cypress Point. This four bedroomed house offers family accommodation set over three floors together with a 1st floor Balcony. Situated on the popular development known as Cypress Point built by Kensington Developments Ltd. Cypress Point is conveniently placed within easy reach of both Lytham and St Annes town centres with their comprehensive shopping facilities and town centre amenities. Transport services and local shops are also readily available nearby in Ansdell on Woodlands Road, together with a number of local schools and golf courses also in close proximity. This particular property has a landscaped rear garden, driveway and garage and lovely views to the rear from the 2nd floor across to the rear open fields. Viewing recommended. No onward chain.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

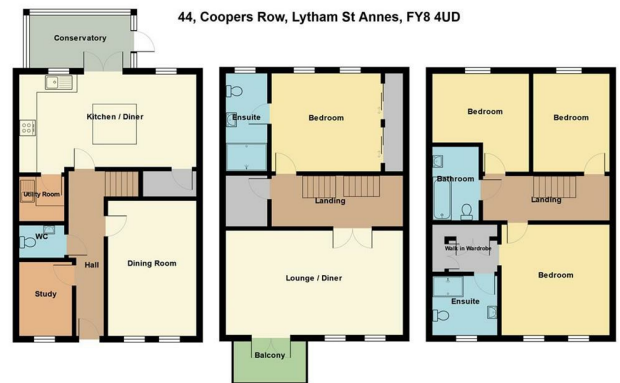
All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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.

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



Total Area: 197.2 m² ... 2122 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		
(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	81 88

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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