



ESTATE AGENTS • VALUER • AUCTIONEERS



24 Cleveland Road, Lytham

- End Terraced Period House
- In Heart of Lytham
- Two Reception Rooms
- Fitted Dining Kitchen & Garden Room
- Three 1st Floor Bedrooms
- Family Bathroom/WC
- Converted Basement Comprises:
 - 4th Bedroom/Hobby Room, Laundry Room & Wet Room/WC
 - South Facing Rear Garden
- Freehold, Council Tax Band D & EPC Rating D

Guide Price £488,000

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



www.johnardern.com



24 Cleveland Road, Lytham

GROUND FLOOR

ENTRANCE VESTIBULE

4'7 x 4'2

Approached through a hardwood outer door with an upper semi circular glazed panel giving natural light. Exposed painted wood strip floor. Corniced ceiling. Inner glazed door with matching side glazed panels leads to:

HALLWAY

25' x 6'2 max

Spacious entrance hallway. Staircase with original spindled balustrade leads to the first floor. Corniced ceiling, ceiling arch and dado rails have been retained. Single panel radiator. Obscure glazed window through to the Dining Kitchen. Door and staircase leads down to the basement accommodation. Panelled doors lead off.

LOUNGE

16'5 into bay x 12'6



Spacious principal reception room. Walk in bay with UPVC double glazed opening sash windows, enjoys elevated views of the front garden with mature trees beyond. Single panel radiator below. Focal point of the room is a fireplace with detailed pine surround, raised tiled hearth and inset supporting a gas coal effect living flame fire. Feature high corniced ceiling with centre decorative rose. Television aerial point. Central arch gives access to the open plan Dining Room.

DINING ROOM

13'8 x 11'1



Second well proportioned reception room, accessed from both the Lounge and Hallway. Single panel radiator. Corniced ceiling and centre rose. UPVC double glazed window overlooks the south facing rear garden. Two side opening lights. Internet point.

DINING KITCHEN

18'7 x 10'10



Spacious FAMILY dining kitchen. A UPVC double glazed window (fitted 2023) overlooks the side garden area. Good range of eye and low level cupboards and drawers. Incorporating two corner shelving units and glazed display unit. Inset one and a half bowl white porcelain single drainer sink unit with centre mixer tap. Laminate working surfaces with ceramic splash back tiling. Leisure Cuisinemaster cooking range with five ring gas burners, two electric ovens and grill. Illuminated extractor canopy over. Space for fridge and freezer. Single panel radiator. Television aerial point. Ceramic tiled floor. UPVC outer door (fitted 2023) with an inset double glazed panel gives access to the rear garden. Square arch leading to the modern Garden Room. (Note: the small joining floor area will require finishing by a new purchaser).



GARDEN ROOM

10'10" x 6'2"



A delightful addition to the property in 2023 with UPVC double glazed bi-folding doors overlooking and giving direct access to the south facing rear garden. Full length UPVC double glazed window to the side aspect with a top opening light. Overhead light. Wood effect flooring.

BASEMENT

Spacious converted basement approached via the stairs from the main hallway and comprises:

LOWER HALLWAY

27' x 6'

With ceramic tiled flooring. Number of inset ceiling halogen downlights. Fitted open display shelving. Two rooms leading off

BEDROOM FOUR/HOBBY ROOM

16'5" x 12'5"



With matching ceramic tiled floor. UPVC obscure double glazed opening high level window to the front elevation gives natural light. Two double panel radiators. Television aerial point. Fitted cupboards house the gas and electric meters and circuit fuse box. Number of inset ceiling halogen downlights.

LAUNDRY ROOM

13'7" x 11'



Useful rear laundry room with UPVC outer door with inset double glazed panel giving direct access to the rear garden. Turned laminate working surface. Plumbing for automatic washing machine and space for tumble dryer. Fitted storage cupboards. Concealed wall mounted Worcester combi gas central heating boiler. Number of inset ceiling halogen downlights. Door to:

WET ROOM/WC

6'11" x 3'6"



Modern wet room with a white wash hand basin. Low level WC. Plumbed shower. Attractive ceramic tiled walls and floor. Ceiling extractor fan and inset downlights.

24 Cleveland Road, Lytham



FIRST FLOOR LANDING



Spacious split level landing approached from the previously described staircase with matching spindled balustrade. Double glazed opening roof light gives natural light to the stairs and landing. Single panel radiator. Corniced ceiling and dado rails. Access points to the front and rear loft areas. To the front loft area is a double glazed opening roof light for natural light. Due to the space and subject to the usual consents it would be possible to convert the loft for further bedroom accommodation if required. Panelled doors lead off to all first floor rooms.

BEDROOM ONE

16'7" into bay x 11'4"



Spacious master double bedroom. Walk in bay window with a UPVC double glazed opening sash windows, enjoys views to the front elevation with mature trees and conifers opposite. Corniced ceiling and centre rose. Single panel radiator. Square arch leads to the Dressing Area.



DRESSING ROOM

10'3 x 6'2



Arched UPVC double glazed sash window overlooks the front elevation. Single panel radiator. Corniced ceiling and centre rose. (This room was originally bedroom four and could be converted back if required)

BEDROOM TWO

13'8 x 10'3 plus wardrobes



Second double bedroom. New UPVC double glazed sash window overlooks the rear of the property. Single panel radiator. Fitted white wood wardrobe to one side of the chimney breast.

BEDROOM THREE

9'9 x 9'8



Deceptive third double bedroom. UPVC double glazed sash window overlooks the rear elevation. Single panel radiator.

BATHROOM/WC

9'2 x 7'8



Good sized family bathroom with a modern three piece white suite comprising: Panelled bath with a centre mixer tap, plumbed shower over and glazed shower screen. Pedestal wash hand basin. Low level WC. Single panel radiator. Part tiled walls. Two obscure double glazed outer windows, one with a top opening light.

OUTSIDE



To the front of the property is an attractive landscaped garden laid for ease of maintenance with side rockery supporting shrubs and conifers. External coach light and stone steps leading up to the front door. Timber gate to the side of the property gives direct access to the rear.

To the immediate rear is an attractive and good sized walled garden enjoying a SOUTH FACING sunny aspect. The garden has stone flagged paving with side raised flower beds and rockeries well stock with a number of mature shrubs and flowering plants. Ornamental pond and water feature. External garden tap, lighting and all weather power points. Stone steps lead down to the basement. To the rear of the garden the original garage has been removed but double opening timber gates remain should a purchaser wish to create any off road parking or add a garage. Some original brick work has been retained and trellis work added to create a concealed dustbin store area. Additional timber gate gives direct access to the rear service road. Timber garden shed.



PARKING PERMITS

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 the basement Laundry Room serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

The windows have been DOUBLE GLAZED, with a number of new Sash windows fitted in 2017 and a new Kitchen window and door fitted in 2023.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band D

NOTE

Please note, the vendor is a part time member of staff for John Arden & Company

24 Cleveland Road, Lytham

INTERNET CONNECTION

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

LOCATION

This spacious end of terraced 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, Lytham Hall Park and St Peters Primary School are all within easy reach 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 has three 1st floor Bedrooms and a family Bathroom, together with a spacious cellar providing flexible accommodation to suit, including a 4th Bedroom/Hobby room, Laundry and Wet room/WC.

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

24, Cleveland Road, Lytham St Annes, FY8 5JH



Total Area: 183.5 m² ... 1976 ft²

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

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	80

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			
England & Wales		EU Directive 2002/91/EC	75



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.