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39 Hermitage Way, Lytham

- Modern Detached 'Mayfair Style' Family House
- Lounge & Family Snug
- Superb Open Plan Living/Dining Kitchen
- Cloaks/WC
- Four Bedrooms
- Modern En Suite Shower/WC & Family Bathroom/WC
- Good Sized South Facing Family Rear Garden
- Off Road Parking
- Viewing Recommended
- Leasehold, Council Tax Band F & EPC Rating C

£425,000

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



www.johnardern.com



39 Hermitage Way, Lytham

GROUND FLOOR

HALLWAY

4.52m x 2.18m (14'10" x 7'2")

Tastefully presented central Hall approached through a composite outer door. Inset obscure double glazed panels. Fitted mat well and a solid wood strip floor beyond. Double panel radiator. Corniced ceiling. Staircase leads off to the first floor with a white spindled balustrade. Very useful under stair 'Utility' cupboard with plumbing and space for a washing machine. Fitted shelving above and to the side. Modern panel doors leading off to all ground floor rooms.



CLOAKS/WC

1.78m x 0.94m (5'10" x 3'1")

UPVC obscure double glazed window to the front elevation with a top opening light and fitted window blinds. Two piece white suite comprises: Vanity wash hand basin with an offset mixer tap and cupboard below. Low level WC. Part tiled walls and floor. Single panel radiator. Overhead light and ceiling extractor fan.



LOUNGE

4.98m into bay x 3.45m (16'4" into bay x 11'4")

Principal reception room with a walk in UPVC double glazed bay window overlooking the front garden. Three top opening lights with remote controlled electric window blinds. Double panel radiator. Two wall lights. Feature media wall with an aerial point and power socket for a wall mounted TV. Contemporary remote controlled electric log effect fire below.



FAMILY SNUG

4.80m x 2.46m (15'9" x 8'1")

The original Garage has been converted to provide a second family reception room, lending itself to a variety of uses to suit. UPVC double glazed window overlooks the front garden with two top opening lights. Fitted window blinds. Single panel radiator. Solid wood flooring. Inset ceiling spot lights. Sliding doors reveal a useful cloaks/store area and houses a wall mounted Vaillant gas central heating boiler.



OPEN PLAN LIVING/DINING KITCHEN

7.85m x 3.25m (25'9" x 10'8")

Stunning full width entertaining family Kitchen. The well fitted 'Wren' kitchen was installed approximately 2 years ago. Comprising an excellent range of eye and low level cupboards and drawers. Incorporating a feature corner large pantry store cupboard 3'5" x 3'5" with an automatic light, shelving, wine rack and power sockets. Stainless steel sink unit with a Quooker centre mixer tap set in Quartz working surfaces with matching splash back. Large matching central island unit/breakfast bar with further drawers below and a feature pendant light fitting above. Built in appliances comprise: Bosch five ring electric induction hob. Neff 'hide & slide' electric oven and grill. Combination Neff microwave oven above. Integrated fridge/freezer and Bosch dishwasher, both with matching cupboard fronts. Wood effect Vinyl flooring with water filled underfloor heating. Aerial point and power socket for a wall mounted TV. Inset ceiling spot lights. UPVC double glazed bi-folding patio doors overlook and give direct access to the rear gardens. UPVC double glazed window also overlooking the rear garden with two top opening lights and window blinds.



FIRST FLOOR LANDING

3.86m x 2.26m (12'8" x 7'5")

Spacious central landing approached from the previously described staircase with matching white spindled balustrade. Corniced ceiling. Single panel radiator. Access to the loft via a full down ladder, the loft is boarded for storage and has a light. Built in deep airing cupboard houses an Ariston hot water cylinder and provides linen storage space. Matching contemporary panel doors leading off.

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BEDROOM ONE

4.39m x 3.45m (14'5 x 11'4)

Tastefully presented principal en suite bathroom. UPVC double glazed window overlooks the front aspect with two top opening lights and fitted wooden shutters. Single panel radiator. Corniced ceiling. Fitted bedroom furniture comprises: Four single wardrobes, matching bedside drawer units and overbed storage with canopied lighting. Provisions for a wall mounted TV. Door leading to the En Suite.



EN SUITE SHOWER ROOM/WC

2.84m x 2.16m (9'4 x 7'1)

UPVC obscure double glazed arched window to the front elevation with a lower opening light and integral fitted window blind. Three piece white suite comprises: Wide step in shower enclosure with a fixed glazed screen, plumbed overhead shower with an additional hand held shower attachment. Recess tiled display. Wide vanity wash hand basin with a centre mixer tap and drawer below. Illuminated wall mirror above. Low level WC completes the suite. Heated chrome ladder towel rail. Ceramic tiled walls and floor. Additional illuminated recessed display. Four inset ceiling spot lights and extractor fan.



BEDROOM TWO

3.66m x 2.64m (12' x 8'8)

Second tastefully presented double bedroom. UPVC double glazed window to the front elevation with two top opening lights. Fitted wooden shutters. Single panel radiator. Aerial point and power socket for a wall mounted TV.



BEDROOM THREE

3.45m x 3.35m (11'4 x 11')

Third double bedroom. UPVC double glazed window to the rear elevation with two top opening lights. Fitted window blinds. Single panel radiator.



BEDROOM FOUR

3.38m x 2.51m (11'1 x 8'3)

Fourth double bedroom currently furnished as a home office. UPVC double glazed window to the rear of the property with two top opening lights. Fitted window blinds. Single panel radiator.



BATHROOM/WC

2.26m x 1.73m (7'5 x 5'8)

Modern family bathroom comprising a three piece white suite. UPVC obscure double glazed window to the rear elevation with two top opening lights and fitted window blind. Panelled bath with a centre mixer

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tap, over bath shower and glazed screen. Wide vanity wash hand basin with a centre mixer tap and drawer below. Illuminated wall mirror above. Low level WC. Heated chrome ladder towel rail. Ceramic part tiled walls and floor. Four inset ceiling spot lights and extractor fan.



OUTSIDE

To the front of the property is a lawn garden with side shrub borders and a stone flagged pathway leading to the front covered entrance with inset canopied spot lights. An adjoining driveway provides off road parking. A timber gate at the side of the house gives direct rear garden access.

To the rear is a good sized enclosed family garden enjoying a sunny south facing aspect with a spacious stone flagged sun terrace and rear lawned area. Side flower and shrub borders. External wall lights and garden tap. Timber shed to the side of the house.



CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Vaillant boiler concealed in the Snug serving panel radiators and domestic hot water. The Dining Kitchen has water filled underfloor heating.

DOUBLE GLAZING

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

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 £130. 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

This very tastefully presented and spacious four bedroomed detached house, known as 'The Mayfair' is situated on the ever 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. Viewing strongly recommended.

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 January 2025



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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	82

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		
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Not environmentally friendly - higher CO ₂ emissions		
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