



ESTATE AGENTS • VALUER • AUCTIONEERS



13 Ribchester Road, Lytham

- Superb End Terraced Family House
- Within Easy Reach of Lytham Centre
- Lounge & Open Plan Dining Room
- Modern Open Plan Breakfast Kitchen
- Ground Floor Shower Room/WC
- Three Bedrooms & Family Bathroom/WC
- Superb Gardens to the Front, Side & Rear
- Feature Summer House/Bar
- Garage & Driveway for Off Road Parking
- Leasehold, Council Tax Band B & EPC Rating D

£339,950

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



www.johnardern.com



13 Ribchester Road, Lytham

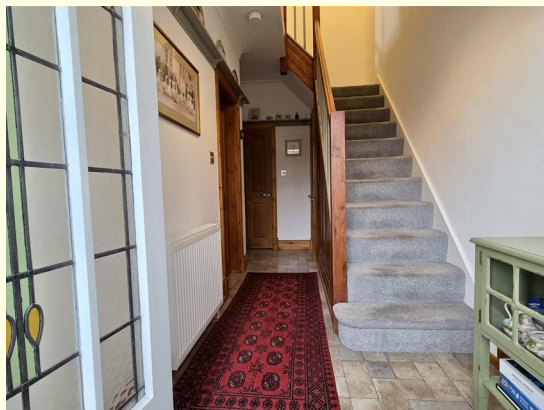
GROUND FLOOR

ENTRANCE PORCH

Approached through double opening UPVC outer doors. Matching double glazed panels to either side. Tiled floor and overhead light. Feature original inner hardwood door with decorative stained glass leaded panels leads to the Hall.

HALLWAY

15'3 x 5'6



With a matching stained glass window to the side of the Inner door providing further natural light to the Hall and Stairs. Staircase leads off to the first floor with a spindled balustrade. Concealed small understair store cupboard housing the gas meter. Additional built in cloaks/store cupboard with the electric meter. Corniced ceiling and display plate rack has been retained. Tiled effect flooring. Wood panelled doors leading off.

SHOWER ROOM/WC

7'6 min x 2'4



Very useful modern ground floor Shower Room. Comprising a three piece white suite. Shower with a plumbed overhead shower, additional hand held shower attachment and shower curtain. Wash hand basin with a centre mixer tap. Low level WC with a tiled display above. Inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail. Tiled walls and floor.

LOUNGE

12'8 into bay x 12'8



Superbly presented principal reception room, approached from both the Hallway or via the open plan adjoining Dining Room. UPVC double glazed walk in bay window overlooking the front garden. Upper leaded and stained glass panels with two top opening lights and fitted window blinds. Double panel radiator. Corniced ceiling and overhead light. Matching tiled effect flooring. Square archway to the adjoining Dining Room.



OPEN PLAN DINING ROOM

13' into bay x 9'6



Second well proportioned and presented Reception area with a second UPVC double glazed bay window, enjoying an outlook of the side lawned gardens. Upper leaded and stained glass lights with two opening lights and fitted window blinds. Single panel radiator. Aerial point and power socket for a wall mounted TV. Central feature exposed brick chimney breast with a cast iron wood burning stove. Inset ceiling spot lights and matching tiled effect flooring. Being open plan to the adjoining Kitchen.

OPEN PLAN BREAKFAST KITCHEN

19'9 x 9'9 max



Superb family Breakfast Kitchen with UPVC double glazed double opening French doors overlook the gardens and with steps leading down, giving easy access to the driveway and garage. UPVC double glazed window to the rear with two top opening lights and fitted window blinds. Good range of modern eye and low level cupboards and drawers. One and a half bowl single drainer sink unit with a centre mixer tap. Set in wood block working surfaces. Feature curved ceiling detail above with inset ceiling spot lights. Matching island unit/breakfast bar with further cupboards and drawers below, wine rack and power points. Two display shelves. Appliances comprise: Smeg cooking range with five gas ring burners, electric double oven and grill below. Brushed chrome splash back and a contemporary extractor above. Beko American style freestanding fridge/freezer with water dispenser. Integrated Indesit dishwasher. Hotpoint washing machine and Cata tumble dryer, all with matching cupboard fronts. Concealed wall mounted Main Eco Elite combi gas central heating boiler. Matching tiled effect flooring. Double panel radiator. Additional wall mounted column radiator in anthracite grey.



FIRST FLOOR LANDING



Approached from the previously described turned staircase. Corniced ceiling and picture rails. Access to the good sized boarded loft via a pull down ladder with light and providing good storage space. Wood panelled doors leading off.

13 Ribchester Road, Lytham



BEDROOM ONE

11'1 x 10'9



Principal double bedroom. UPVC double glazed windows overlook both the front and side elevations, providing excellent natural light. Both with top opening lights and window blinds. Inset ceiling spot lights. Single panel radiator. Aerial point and power socket for a wall mounted TV.

BEDROOM TWO

11'1 x 10'9



Second double bedroom. UPVC double glazed window to the side elevation with two top opening lights and window blinds. Single panel radiator. Inset ceiling spot lights. Sliding doors reveal a fitted double wardrobe with adjoining central display shelving and wall mirror above. Aerial point and power socket for a TV. Adjoining desk unit with shelving above.

BEDROOM THREE

7'7 x 7'4



Third bedroom currently used as a Dressing Room. UPVC double glazed window to the front elevation with a top opening light. Single panel radiator. Open wardrobes with hanging rails and storage space above.

BATHROOM/WC

7'6 x 6'9



UPVC obscure double glazed window to the rear aspect with a top opening light. Three piece white suite comprises: Corner panelled bath with a centre mixer tap. Curved glazed screen, a plumbed over head shower with additional hand held shower attachment. Wide pedestal wash hand basin with a centre mixer tap. Illuminated wall mirror above. Low level WC. Mirror fronted bathroom cabinet. Part tiled walls. Inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail.

OUTSIDE



To the front of the property is an attractive walled garden approached through a metal gate with a pathway leading to the front entrance porch. A stone flagged pathway continues to the side garden, with very well stocked side flower and shrub borders with two feature mature Palms. The mature hedging provides excellent privacy.

A further gate leads to the good sized side lawned garden, again enjoying a private sunny South Westerly facing aspect. To the side of the house is a covered raised timber decked patio area with canopy inset spot lighting above. The garden features an ornamental pond and again is surrounded by well stocked shrub borders and lies in front of the feature SUMMER HOUSE. Beyond the Summer House is a driveway approached off Lythall Avenue, providing good off road parking and leading directly to the Garage.

Additional stone flagged and crazy paved area with a Greenhouse, garden tap and external lighting. Timber framed trellis work and raised bin store area.



SUMMER HOUSE/BAR

12'2 x 11'8



Superb timber framed Summer House, perfect for home entertaining. With power and light connected. Front double opening doors and an additional side door. Feature fitted bar area with wine rack and bar table. Number of glazed windows provide natural light.



WOOD STORE

12'5 x 4'6

Covered wood store situated to the side of the Summer House.

GARAGE

22'6 x 11'10

Good sized brick garage with asbestos roof, approached through double opening timber doors. Side hardwood personal door. Obscure glazed windows provide some natural borrowed light. Power and light connected.

13 Ribchester Road, Lytham

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Main Eco Elite combi boiler concealed in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

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 £2.50. Council Tax Band B

INTERNET CONNECTION

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

LOCATION

This superbly presented and deceptively spacious three bedroomed end of terraced house occupies a large plot on the corner of Ribchester Road and Lythall Avenue. An internal and external viewing is essential to appreciate the accommodation this property has to offer with delightful gardens to the front, side and rear with a large feature timber framed Summer House/Bar together with Garage and driveway for off road parking, approached from Lythall Avenue. The property is within walking distance to two primary schools and St Bede's Senior School and only 15 minutes walk into the centre of Lytham with its comprehensive shopping facilities and amenities, together with Lytham Green and Lytham Hall. There are transport services running adjacent on Saltcotes Road, with bus services connecting Lytham St Annes, Warton, Freckleton and Preston. No onward chain.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

Consumer Protection from Unfair Trading Regulation

John Ardern & 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 February 2025

13, Ribchester Road, Lytham St Annes, FY8 4HE



Total Area: 95.8 m² ... 1031 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. Ardern FNAEA

Sales Manager: Zoe J. Ardern (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	



John Ardern & 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.