



ESTATE AGENTS • VALUER • AUCTIONEERS



34 Freckleton Street, Lytham

- Tastefully Presented Mid Terraced Period House
- Minutes Walking Distance to Lytham Green & the Town Centre
- Spacious Lounge with a Bay Window
- Central Sitting Room with a Wood Burning Stove
- Adjoining Open Plan Dining Kitchen
- Three Good Sized Bedrooms
- Bathroom/WC
- Garden to the Front & Rear
- Viewing Recommended
- Leasehold, Council Tax Band C & EPC Rating C

£349,950

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



www.johnardern.com



34 Freckleton Street, Lytham

GROUND FLOOR

ENTRANCE VESTIBULE

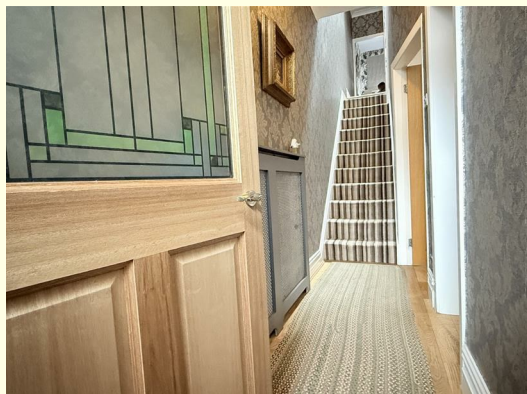
1.09m x 1.02m (3'7 x 3'4)

Approached through a hardwood outer door with an obscure double glazed panel above providing natural light. Decorative tiled floor. Corniced ceiling and dado rails. Inner part decorative glazed door leading to:

HALLWAY

3.18m x 0.99m (10'5 x 3'3)

Wood effect laminate flooring. Panel radiator with a decorative screen. Staircase leads off to the first floor. Corniced ceiling. Contemporary panel doors leading off.



LOUNGE

4.37m into bay x 3.81m (14'4 into bay x 12'6)

Spacious and superbly presented principal reception room. Walk in square bay window overlooks the front garden. With UPVC windows and a side opening light with fitted window blinds. Two double panel radiators. Corniced ceiling and a centre decorative ceiling rose. Focal point of the room is a stone effect fireplace with a raised matching hearth and inset supporting a gas coal effect living flame fire. To one chimney recess is a fitted low level media display with cupboards below and a television aerial point. Further fitted display cupboard to the opposite recess with display shelving above.



INNER SITTING ROOM

4.01m x 4.01m (13'2 x 13'2)

Second delightful reception room. Matching wood laminate flooring throughout. Corniced ceiling. Double panel radiator. Door reveals a deep understair store cupboard with an overhead light, electric meter and shelving. Again the focal point is a recessed fireplace with a raised stone hearth supporting a cast iron wood burning stove. Square arch leading to the adjoining Kitchen.



OPEN PLAN DINING KITCHEN

4.80m x 4.14m (15'9 x 13'7)

Superb open plan family dining kitchen with double glazed bi folding patio doors overlooking and giving direct garden access. Fitted integral blinds. Additional UPVC double glazed lantern style roof light providing further excellent natural light. Good range of eye and low level cupboards and drawers. Single drainer sink unit with a centre mixer tap. Set in wood effect laminate working surfaces with splash back panels. Built in appliances comprise: Four ring gas hob with an illuminated extractor canopy above. Indesit electric oven and grill. Microwave oven above. Integrated Montpellier fridge/freezer and slimline dishwasher, both with matching cupboard fronts. Slimline integrated wine cooler. Plumbing for a washing machine and space for a tumble dryer. Matching wood laminate flooring. Panel radiator. Inset ceiling spot lights.



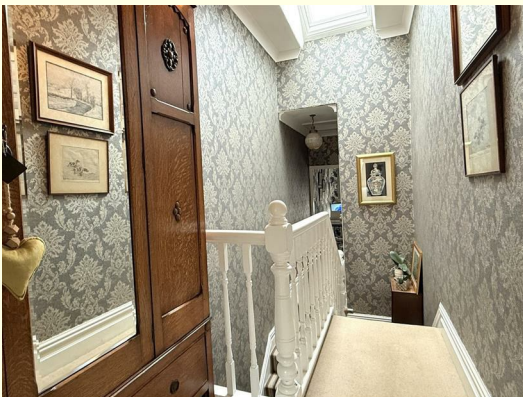
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FIRST FLOOR LANDING

5.89m x 1.63m max (19'4 x 5'4 max)

(Max L shaped measurements) Spacious split level landing approached from the previously described staircase with a white spindled balustrade. Velux double glazed pivoting roof light provides natural light to the stairs and landing areas. Access to the full boarded loft space via a pull down ladder and having a light. White panelled doors leading off.



BEDROOM ONE

4.62m x 3.45m (15'2 x 11'4)

Full width principal double bedroom. Two UPVC double glazed windows overlook the front of the property with views along Freckleton Street. Both with top opening lights. Corniced ceiling, Double panel radiator. Fitted double wardrobes to both sides of the chimney breast.



BEDROOM TWO

4.04m x 3.20m (13'3 x 10'6)

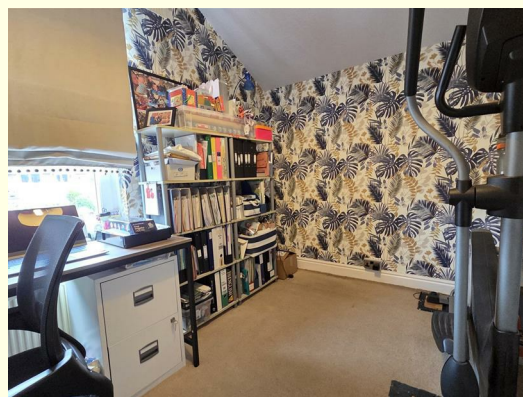
Second good sized double bedroom. UPVC double glazed 'tilt & turn' window overlooking the rear aspect. Corniced ceiling. Panel radiator. Built in cupboard houses a Baxi combi boiler. Adjoining double wardrobe.



BEDROOM THREE

3.05m x 2.34m (10' x 7'8)

Third larger than average bedroom. UPVC double glazed 'tilt & turn' window to the rear elevation with a fitted window blind. Panel radiator.



BATHROOM/WC

2.06m x 1.70m (6'9 x 5'7)

UPVC obscure double glazed opening window to the side elevation with a fitted roller blind. Three piece white suite comprises: Bath with 'claw & ball' feet, a centre mixer tap and over bath shower attachment. Glazed shower screen. Pedestal wash hand basin with a wall mirror above. Low level WC completes the suite. Part tiled walls and floor. Heated ladder towel rail. Overhead light.



OUTSIDE

To the front of the property is an attractive enclosed part walled and part fenced garden, approached through a metal gate with a stone paved pathway leading to the front entrance. With a central lawn and side flower and shrub borders. External gas meter.

To the immediate rear is a good sized enclosed walled garden with a stone flagged patio adjoining the rear of the house. Artificial lawn beyond and matching stone flagged pathways. External all weather power points and wall mounted light. Garden tap. Timber framed garden store with a attached greenhouse area. Timber gate gives direct access to the rear service road.

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CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED.

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 approx £3.20. Council Tax Band C

INTERNET CONNECTION

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

LOCATION

A tastefully presented and deceptively spacious three bedroomed mid terraced period property situated in the heart of Lytham on Freckleton Street, just off Warton Street. Conveniently situated within an easy stroll to LYTHAM GREEN and the Estuary and very close to the centre of Lytham with its well planned tree lined shopping facilities and town centre amenities. There are transport services running along Warton Street into Lytham, St Annes and beyond. An internal viewing is 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 April 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	84

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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