



ESTATE AGENTS • VALUER • AUCTIONEERS



## 5 Croyde Road, Lytham St Annes

- Superbly Presented Detached Family House
- Walking Distance to the Beach & Local Schools
- Two Reception Rooms, Hallway & Cloaks/WC
- Spacious Open Plan Dining Kitchen
- Four Double Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Large Enclosed Family Garden to the Rear
- Garage & Off Road Parking
- Viewing Essential
- Leasehold, Council Tax Band F & EPC Rating D

**£695,000**

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



[www.johnardern.com](http://www.johnardern.com)



## 5 Croyde Road, Lytham St Annes

### GROUND FLOOR

Open canopied entrance with two coach lights.

### VESTIBULE ENTRANCE

8'3 x 4'2

Spacious vestibule entrance with replacement outer door with upper obscure leaded panel and matching side double glazed window. Original quarry tiled floor. Feature ceiling. Glazed leaded inner door opens to:

### ENTRANCE HALL

13'4 x 10'9



Delightfully appointed and spacious entrance hall. Turned staircase leading to the first floor with original balustrade. Two obscure double glazed windows give natural light. Panel radiator set behind a decorative screen. Original Delph rack. Polished wood strip floor. Under stair store/meter cupboard with modern circuit breaker fuse box. Double glazed window giving natural light.

### CLOAKS/WC

4'6 x 2'6



With ceramic floor and part wall tiles. Two piece white suite comprises: fixture wash hand basin with chrome off set mixer tap. Mirror over. The suite is completed by a low level WC. Leaded obscure double glazed outer window. Wall mounted extractor fan.

### LOUNGE

20' into bay x 13'2



Delightfully appointed reception room with deep walk in double glazed bay window with leaded lights overlooking the front garden. Double panel radiator. Polished wood strip floor. The focal point of the room is a period style fireplace with a contemporary limestone surround and cast iron inlay with gas coal effect fire standing on a raised marble hearth. To both sides of the chimney breast there inglenook style windows being double glazed and having attractive stained glass work. Corniced ceiling. Bevel edged glazed double doors open to the family dining kitchen.



## SECOND RECEPTION ROOM

19' x 12'9



Extended summer reception room with double opening glazed doors and matching full length side panels giving access onto the raised decked sun terrace with the walled lawned garden beyond. Matching fireplace to the main lounge with gas coal effect fire. Two inglenook windows with double glazed obscure glass and leaded lights. Corniced ceiling. Double panel radiator.

## FAMILY OPEN PLAN DINING KITCHEN

28'6 x 13' max measurements



Superb FAMILY extended dining kitchen with an excellent range of wall and floor mounted cupboards and drawers. Polished wood block working surfaces with peninsula unit. Inset one & a half bowl single drainer stainless steel sink unit with chrome mixer tap. Plumbing facilities adjoin for both automatic washing machine and dishwasher. Smeg stainless steel cooking range with fan assisted electric double oven and grill. Five ring gas hob. Zanussi illuminated stainless steel and glass extractor hood above. Integrated fridge and freezer. Wine chiller fridge and adjoining second larder fridge. Host of cupboards and drawers and corner carousel. Panel radiator set to the inner wall. Ceramic floor and part wall tiles with downlights. Double opening, double glazed doors and matching side full length windows give access onto the sun deck and gardens beyond. Two side double glazed windows and side door with obscure double glazed panel.



# 5 Croyde Road, Lytham St Annes



## FIRST FLOOR



Approached from the previously described wide turned staircase leading to the first floor landing. With panel radiator and access to the loft via a folding ladder which is part boarded.

## BEDROOM ONE 16'2 x 11'2 plus wardrobes



Extremely well presented double bedroom with double glazed overlooks the front garden. Double panel radiator. Full length range of modern fitted wardrobes, two doors having mirrored fronts. Matching knee hole dressing table with wall lighting above. Matching freestanding bedside drawer units. Coved ceiling.



## BEDROOM TWO 13'2 x 10'8 (max measurements)



Nicely appointed second double bedroom with modern range of fitted wardrobes with centre kneehole dressing table and drawer units. Double glazed window overlooks the rear garden. Panel radiator. Coved ceiling. Polished wood strip floor.

## BEDROOM THREE 13'2 x 9'4



Nicely appointed double bedroom suite with two double glazed windows with tilt & turn opening lights overlooking the walled rear garden.

## EN SUITE SHOWER ROOM/WC 9'2 into shower x 3'



With ceramic tiled walls. Modern three piece suite comprising: tiled shower compartment with a sliding outer out and plumbed shower. Pedestal wash hand basin with chrome mixer taps and mirror over and strip light above. The suite is completed by a low level WC. Chrome heated ladder towel rail. Obscure double glazed tilt & turn opening outer window.

#### BEDROOM FOUR

12'3 x 11'1



Fourth well planned double bedroom with double glazed window enjoying views of the front garden. Panel radiator. Coved ceiling.

#### BATHROOM/WC

9'2 x 8'9



With ceramic tiled walls. Four piece modern white suite comprises: Panelled bath. Step in tiled shower compartment with sliding outer doors and plumbed shower. Vanity wash hand basin set in a granite surround with cupboards beneath and having chrome mixer tap and illuminated mirror over. Concealed shaving point. The suite is completed by a low level WC. Chrome heated ladder towel rail. Panelled ceiling with halogen downlights. Obscure double glazed outer window. Airing cupboard contains a Worcester combi central heating boiler.

#### CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (installed 2007) serving panel radiators and giving instantaneous domestic hot water.

#### DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units and many windows have tilt & turn opening lights.

#### OUTSIDE



To the front of the property there is an easily managed lawn garden with well established shrub and flower borders. Concrete printed driveway giving excellent off road parking and leading down the side of the house with security gates giving access to the brick garage.

To the immediate rear there is a delightful FAMILY walled garden laid principally to lawn with well stocked mature shrub and flower beds and established trees and having a raised decked sun terrace adjoining the house with external lighting. To the rear of the garage there is a greenhouse standing on a concrete base.

Note: Due to it's situation the garden enjoys maximum sun light and must be inspected to be fully appreciated.



# 5 Croyde Road, Lytham St Annes



## GARAGE

13'8 x 9

Brick constructed garage with up & over door. Two double glazed windows giving natural light and having power and light supplies connected. To the rear of the garage a partition has been formed with centre door to create a rear room (10'4 x 9') with two double glazed windows and double glazed French door with side panel which makes the room available as a further bike store, teenagers room or office/study.

## LOCATION

This stunning extended detached family home is situated in this highly desirable location of Lytham St Annes being adjacent to Clifton Drive South just minutes stroll to AKS senior and junior schools and very close to the beach and foreshore. Other local points of interest within a short walking distance include Royal Lytham St Annes golf course and two primary schools.

The property has been extremely well maintained throughout and an internal and external inspection is strongly recommended to appreciate the well planned accommodation and spacious FAMILY GARDEN.

## 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto: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](http://www.guildproperty.co.uk).

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## 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 March 2025

## 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 £7.90. Council Tax Band F

5, Croyde Road, Lytham St Annes, FY8 1EX



Total Area: 176.3 m<sup>2</sup> ... 1898 ft<sup>2</sup>

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](http://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	73

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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.