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## 38 Arundel Road, Lytham St Annes

- Spacious End of Terraced Period Family House
- Overlooking Royal Lytham Golf Course
- Spacious Lounge with Bay Window
- Superb Open Plan Living/Dining Kitchen
- Useful Ground Floor Wet Room/WC/Utility
- Four Double Bedrooms & Modern Bathroom/WC
- South Facing Rear Walled Garden & Garage/Outbuildings
- Off Road Parking to the Front
- No Onward Chain
- Leasehold, Council Tax Band D & EPC Rating D

**£425,000**

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



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



## 38 Arundel Road, Lytham St Annes

### GROUND FLOOR

Covered entrance with an external wall mounted coach light.

### ENTRANCE VESTIBULE

4'4 x 3'2

Approached through a composite outer door with an inset stained glass leaded obscure double glazed panel. Period ceramic tiled floor. Dado rails. Overhead light. Inner part obscure glazed door leading to the Hallway.

### HALLWAY

12'7 x 6'5



Spacious Hall with a turned staircase leading to the first floor. White spindled balustrade with a polished wood handrail. Understair cloaks/store cupboard. Single panel radiator. Attractive Oak veneer engineered wood flooring. Dado and picture rails have been retained. White panelled doors leading off.

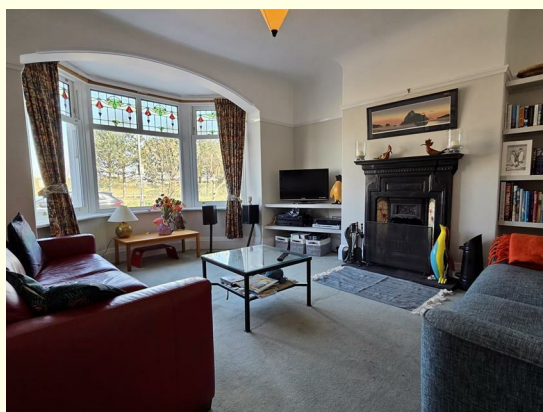
### CLOAKROOM

3'6 x 3'3

Useful separate Cloakroom approached through an original stained glass leaded panel door. UPVC double glazed window with the original stained glass encapsulated to the front elevation. Overhead light. Side cloaks hanging space. Fitted gas and electric meter cupboard.

### LOUNGE

16'6 into bay x 14'4



Well proportioned reception room. Walk in bay window overlooks the front garden with UPVC double glazed windows and two opening side sash windows. Upper stained glass work has been encapsulated. Picture rails. Double panel radiator with a display shelf above. Focal point of the room is a feature cast iron period fireplace with a raised tiled hearth and decorative tiled inset, with an open grate. Two fitted display shelves to the chimney recess and a television aerial point. Further display shelving to the other side of the chimney breast.



### OPEN PLAN LIVING/DINING KITCHEN

24'10 x 21'1 max overall



Superb open plan and extended family Dining Kitchen.

### DINING AREA



With matching Oak veneer engineered wood flooring throughout. Single panel radiator. Inset ceiling spot lights. Additional wall mounted contemporary column radiator. Again the focal point is a cast iron fire surround with a raised tiled hearth. Being open plan to the adjoining Sitting area and Kitchen.



## REAR SITTING AREA



Large Velux double glazed pivoting roof light to the pitched ceiling with further inset ceiling spot lights. Single panel radiator. Matching oak flooring. Double opening UPVC double glazed French doors overlook and give direct access to the South facing rear garden.

## KITCHEN



UPVC double glazed window overlooks the rear garden with a side opening light. Modern Howdens Kitchen installed in 2019. Good range of modern eye and low level cupboards and drawers. Stainless steel one and a half bowl sink unit with a moulded draining board. Set in Quartz working surfaces with contrasting coloured glazed splash backs. Matching peninsula breakfast bar with further cupboards and drawers below and two overhead lights. Rangemaster cooking range with double electric oven and grill and five gas ring burners. Integrated Bosch dishwasher with a matching cupboard front. Space for a fridge/freezer.

## UTILITY/WET ROOM/WC

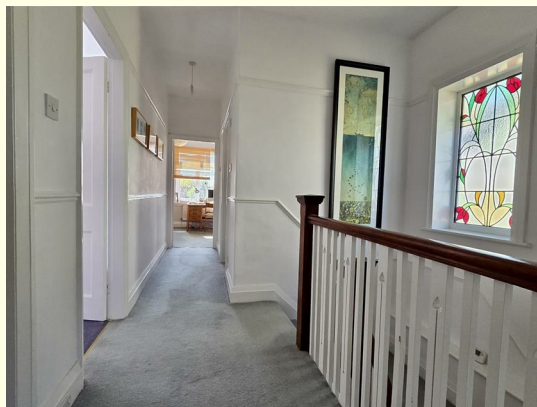
7'4 x 7'3 min



Useful separate ground floor Wet Room leading off the Dining Kitchen. UPVC obscure double glazed opening window to the side elevation with a tiled display sill. Composite outer door with an inset obscure double glazed panel leads to the side of house. Tiled showering area with a plumbed overhead shower. Rak Ceramics wash hand basin with a centre mixer tap. Rak Ceramics low level WC. Chrome heated ladder towel rail. Inset ceilings spot lights and a wall mounted extractor fan. Fitted laminate work top with plumbing and space for a washing machine below. Wall mounted store cupboard. (Note: it would be possible to fit an on counter condensing tumble dryer if required, with the removal of the wall mounted cupboard). Tiled floor.

## FIRST FLOOR LANDING

17'3 x 4'1 max



Approached from the previously described staircase with a matching spindled balustrade. UPVC obscure double glazed window to the side elevation provides excellent natural light to the Landing and Stairs. Picture rails. Access to loft space. White panelled doors lead off to all rooms.

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## BEDROOM ONE

15'8 into bay x 12'3



UPVC double glazed bay window enjoys the views to the front of the property across to Royal Lytham Golf Course. Upper stained glass leaded panels and two side opening lights. Picture rails. Double panel radiator. Fitted double wardrobe to the chimney recess with storage space above.

## BEDROOM TWO

13'2 x 12'4



Second good sized double bedroom. UPVC double glazed window to the south facing rear elevation with two side opening lights and fitted roller blind. Single panel radiator. Single and two double fitted wardrobes with further storage above. Fitted knee-hole dressing table with drawers to either side.

## BEDROOM THREE

12'9 max x 9'8



Third well proportioned double bedroom. UPVC double glazed window overlooks the rear of the property with two side opening lights and fitted window blinds. Single panel radiator. Picture rails. Wall mounted Worcester combi gas central heating boiler.

## BEDROOM FOUR

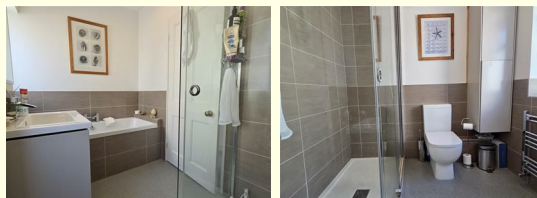
9'4 x 8'10



Fourth larger than average bedroom. UPVC double glazed window enjoying the front views. Upper stained glass leaded panels and a side opening light. Single panel radiator. Corniced ceiling and picture rails.

## BATHROOM/WC

9'10 max x 6'8



Modern four piece white bathroom suite. UPVC obscure double glazed window to the side elevation with a top opening light. Additional obscure double glazed window. Wide shower cubicle with sliding glazed doors and a plumbed overhead shower with an additional hand held shower attachment. Wall hung vanity wash hand basin with a centre mixer tap and drawers below. Illuminated wall mirror above. Rak Ceramics low level WC completes the suite. Chrome heated ladder towel rail. Wall mounted matching bathroom cabinet. Part tiled walls. Inset ceiling spot lights.



## OUTSIDE



To the front of the property is a walled garden with a block paved driveway providing off road parking and leading to the front covered entrance with an external wall mounted coach light. Side stone chipped area and a large corner raised flower bed. Timber gate and a wide stone flagged pathway leads directly to the rear garden.

To the immediate rear is a good sized walled garden which enjoys a sunny South facing aspect. The garden does require some further attention but offers huge potential. With a raised stone flagged sun terrace and having external lighting and all weather power points. Garden tap. A matching sloping pathway leads to the rear lawned area with side shrub borders. Timber gate gives direct access to the rear service road.



### GARAGE/STORE ROOM

Original Garage approached from the rear service road. The Garage is currently used just for storage and the existing up and over door requires attention. Power and light connected. Two obscure glazed panels to the side. Side personal door to the Garden. Two further useful front separate storage areas.

### CENTRAL HEATING (COMBI)

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

### DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames. The windows to the rear of the property were fitted in 2019.

### TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent. (Solicitor to Confirm)  
Council Tax Band D

### INTERNET CONNECTION

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

### LOCATION



This deceptively spacious four bedroomed period end of terraced family house built in 1913 by John Sutcliffe & Sons enjoys a highly sought after residential location with views of Royal Lytham Golf Course, within easy walking distance to the beach and Fairhaven Lake with its many leisure and sporting attractions. Transport services run along Clifton Drive to both Lytham and St Annes town centres with their comprehensive shopping facilities, restaurants and bars. The property is within waking distance to AKS Independent Primary and Senior Schools. Ansdell Primary and Lytham High School are also within an easy walk directly across Royal Lytham Golf Course, with the railway crossing and pathway directly opposite. An early inspection is strongly recommended to appreciate the spacious accommodation this property has to offer. No onward chain.

### 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](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

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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).

### 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

38, Arundel Road, Lytham St Annes, FY8 1BL



Total Area: 142.2 m<sup>2</sup> ... 1530 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	75	England & Wales	EU Directive 2002/91/EC	59



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