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## 10 Pintail Way, Lytham

- Extended Detached 'Grosvenor' Family House
- Lounge & Study/Family Snug
- Open Plan Dining Kitchen & Utility
- Ground Floor Shower Room/WC
- Three 1st Floor Bedrooms
- Dressing Room/Bedroom Four
- En Suite Shower/WC & Modern Bathroom/WC
- Enclosed Rear South Facing Garden
- Excellent Off Road Parking for up to Four Cars & Small Garage for Storage
- No Onward Chain, Leasehold, Council Tax Band F & EPC Rating C

**£449,950**

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



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



## 10 Pintail Way, Lytham

### GROUND FLOOR

#### HALLWAY

17'5 x 3'2 min

Approached through a modern composite outer door with inset frosted double glazed panels. Karndean wood effect flooring. Contemporary wall mounted radiator. Inset ceiling spot lights. Staircase with side hand rail leads off to the first floor. White panelled doors lead off to the Lounge, Utility & Dining Kitchen.

#### LOUNGE

15'6 into bay x 12'8 max



Well presented reception room. Walk in UPVC double glazed bay window overlooks the front elevation. Three top opening lights and fitted roman window blinds. Two double panel radiators. Pergo 'click system' wood strip floor. Corniced ceiling with inset ceiling spot lights. Television aerial point.

#### OPEN PLAN DINING KITCHEN



Superb extended and open plan family dining kitchen.

#### KITCHEN AREA

16'4 x 13'3



To the kitchen area is a UPVC double glazed opening window overlooking the side elevation. Excellent range of eye and low level fixture cupboards and drawers. Incorporating two frosted glazed display cupboards. Island unit/breakfast bar with further deep drawers, cupboards, and pull out spice cupboards below. Pop up power sockets and USB ports. Built in appliances comprise: Neff four ring induction hob with a modern illuminated extractor canopy above. Neff electric double oven and grill. Bosch integrated dishwasher. Integrated fridge and freezer, both with matching cupboard fronts. Push door reveals a useful understair store area. Contemporary radiator. Inset ceiling spot lights. Mains and battery operated, heat and smoke detector. Matching Karndean flooring. Square arch leads to the dining area.

#### DINING AREA

16' x 8'



With pitched ceiling and two Velux remote controlled pivoting roof lights. Double glazed Bi Fold doors overlook and give direct access to the rear south facing garden. Contemporary radiator. Matching Karndean flooring. Two wall lights. Television aerial point and socket for a wall mounted TV. Door leads to the Study



## STUDY

14'1 x 8'7



UPVC double glazed Bi Folding doors overlook and lead to the rear garden. Fitted integral window blinds. Wood effect floor. Two wall light points. Double panel radiator. Number of power sockets and USB points. Built in wall safe. Television aerial point and socket for a wall mounted TV. The room is currently used as a spacious study/work space, but could easily be used as a family snug or playroom.

## SHOWER ROOM/WC

8'6 x 4'8



Useful ground floor Shower Room. UPVC obscure double glazed opening high level window. Three piece modern white suite comprises: Corner step in shower compartment with a pivoting curved glazed screen and adjoining glazed display shelving. Mira Azura electric shower. Low level WC. Pedestal wash hand basin with an illuminated mirror above. Chrome ladder heated towel rail. Ceramic tiled walls and floor. Panelled ceiling with inset ceiling spot lights. Wall mounted extractor fan.

## UTILITY ROOM

7'8 x 5'7

Leading off the Hall is a useful separate Utility Room created from the rear section of the original integral Garage. Overhead ceiling strip light. Number

of power points. Plumbing for a washing machine. Space for a tumble dryer. Display shelving and useful cloaks hanging space. Wall mounted Xpelair extractor fan. Cupboard houses a wall mounted Worcester gas central heating boiler (installed in approximately 2019).

## FIRST FLOOR LANDING



L shaped landing area approached from the previously described staircase. UPVC obscure double glazed window with top opening light, provides excellent natural light to the stairs and landing areas. Panel radiator with a decorative screen. Corniced ceiling and inset ceiling spot lights. Access to loft. Built in airing cupboard housing the insulated hot water cylinder and providing linen storage space. White panelled doors lead off

## BEDROOM ONE

12'1 x 10'10



UPVC double glazed window overlooks the front elevation. Two top opening lights and fitted roller blinds.. Single panel radiator. Corniced ceiling. Television aerial point. Door leads to:

# 10 Pintail Way, Lytham



## EN SUITE SHOWER/WC

8'3 into shower x 4'2



UPVC obscure double glazed window with top opening light. Three piece white suite comprises: Step in shower cubicle with a folding glazed door and plumbed shower. Roca low level WC. Vanity wash hand basin with cupboards and drawers below, wide display surround, was mirror above with canopied lighting and shaving socket. Chrome heated ladder towel rail. Ceramic tiled walls. Two inset ceiling spot lights and a Manrose ceiling extractor fan

## BEDROOM TWO

10'2 x 10'2



Second double bedroom. UPVC double glazed window to the rear elevation. Fitted roller blind. Two top opening lights. Single panel radiator.

## BEDROOM THREE

10'3 x 9'1



Double glazed window to the front elevation. Two top opening lights and fitted roller blind. Single panel radiator

## DRESSING ROOM

10'3 x 5'1 plus wardrobes

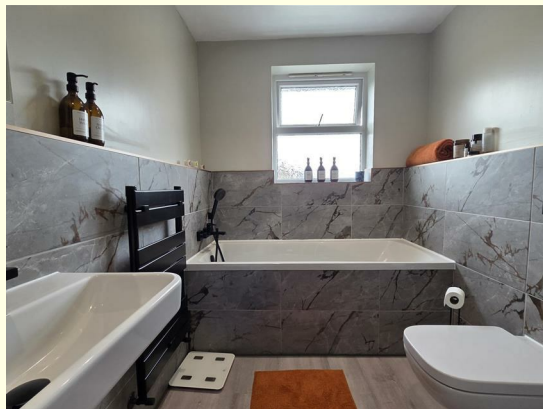


Originally the fourth bedroom but now fitted as a Dressing Room. With the removal of the furniture the room could be used as a bedroom again if required. UPVC double glazed window overlooks the front elevation. Top opening light. Single panel radiator. Three inset ceiling spot lights. Bank of fitted wardrobes to one wall with part mirror sliding doors. Adjoining 'push to open' cupboard with shelving. Fitted knee hole dressing table with drawers to either side, power points and matching mirror. Additional adjoining cupboard.



## BATHROOM/WC

10' max x 6'3



Spacious modern family bathroom installed in November 2024. UPVC obscure double glazed window with top opening light. Three piece white suite comprises: Panelled bath with a modern matt black centre mixer tap and hand held shower attachment. Tiled display sills. Wall hung Ideal Standard wash hand basin with a Hansgrohe centre mixer tap. Illuminated mirror above. Ideal Standard low level WC completes the suite. Two contemporary heated ladder towel rails in matt black. Part ceramic tiled walls. Inset ceiling spot lights and an extractor fan.

## OUTSIDE



To the front of the property the garden has been block paved providing excellent off road parking for up to four cars and having mature side hedging. Timber gate leads to the rear garden. Front covered entrance with an overhead light and external all weather power points. External security lighting. A second folding timber gate gives access to a very useful enclosed dustbin store area at the side of the Garage with external gas and electric meters.

To the immediate rear is a delightful south facing enclosed garden which has been landscaped for ease of maintenance with stone flags,

supported by curved flower and shrub borders. External security lighting. Garden tap. External all weather power points. Two timber framed garden stores.



## GARAGE (STORAGE ONLY)

9'8 x 8'9

Approached through an up and over door. Power and light supplies connected. Fitted racking, cupboards and shelving. The rear part of the original Garage has been partitioned off to create a Utility Room for the main house.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler (installed in approx 2019) concealed in the Utility Room serving panel radiators and 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 from 1st January 1998 subject to an annual ground rent of £130. Council Tax Band F

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £55.49 per month is currently levied.

## LOCATION

This delightfully appointed and extended 'Grosvenor' style detached property enjoys a superb position on this popular development known as 'Cypress Point' built by Kensington Developments in approx 2001. Conveniently situated lying between both Lytham and St Annes principal shopping centres with their town centre amenities together with local shops available on Woodlands Road in Ansdell. Cypress Point is also convenient for the M55 motorway via the new link road and is in the catchment area for a number of local primary and secondary schools. An internal and external inspection is strongly recommended to fully appreciate the re configured interior with excellent off road parking and a south facing enclosed rear garden. No onward chain.

# 10 Pintail Way, Lytham

## VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

## INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & 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 Ardern & 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).

## Digital Markets, Competition and Consumers Act 202

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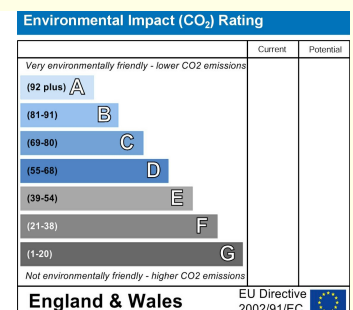
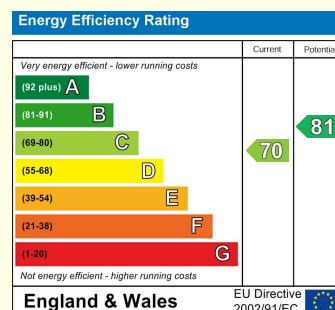
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