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## 14 Oystercatcher Gate, Lytham

- Superb 'Mayfair' Style Detached Family House
- Standing on a Large Corner Plot
- Lounge & Family Snug/Study
- Fitted Breakfast Kitchen with a Spacious Living/Dining Room Leading Off
- Cloaks/WC
- Four Bedrooms, Modern En Suite Shower/WC & Family Bathroom/WC
- Garage with Utility Area & Driveway
- Gardens to the Front, Side & Rear
- Viewing Essential
- Freehold, Council Tax Band F & EPC Rating C

**£465,000**

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



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



## 14 Oystercatcher Gate, Lytham

### GROUND FLOOR

#### ENTRANCE HALLWAY

15'2 x 7'2



Tastefully presented central Hall approached through an outer door with inset obscure double glazed panels. Corniced ceiling. Double panel radiator. Staircase leads off to the first floor with a white spindled balustrade. Useful understair store cupboard. Solid wood strip flooring. Matching white panelled doors leading off. Internal door leading to the integral GARAGE.

#### CLOAKSWC

6'7 x 3'2



UPVC obscure double glazed window to the front elevation with a top opening light. Fitted blinds and a tiled display sill. Two piece white Roca suite comprises: Roca low level WC. Roca pedestal wash hand basin with splash back tiling. Single panel radiator. Ceramic tiled floor.

#### LOUNGE

16'7 x 11'4



Well proportioned principal reception room. UPVC double glazed bay window overlooks the front garden with three top opening lights and fitted roman window blinds. Curved double panel radiator below. Corniced ceiling. Television aerial point. Telephone point. Focal point of the room is a stone fireplace with a matching raised hearth and inset supporting a gas coal effect living flame fire.

#### FAMILY SNUG/STUDY

11'6 x 9'6



Very useful second reception room leading off the Kitchen. Currently furnished as a home office but lending itself to a variety of uses to suit a purchaser's requirements. UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Fitted integral blinds. Double panel radiators. Corniced ceiling.

#### OPEN PLAN LIVING/DINING KITCHEN

Superb family Kitchen with a Living/Dining area leading off.



## KITCHEN

15'9 x 11'3



To the Kitchen area is a full length glazed panel looking through to the Living area. Good range of eye and low level fixture cupboards and drawers. Upper canopied lighting and low level kick space lighting. Blanco one and a half bowl single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with a glazed splash back. Large central island unit/breakfast bar with further cupboards and drawers below. Three pendant lights above. Built in appliances comprise: Neff four ring induction hob. Two matching Cuple electric oven and grills. Indesit microwave. Neff integrated 'bean to cup' coffee maker. Integrated wine fridge. Integrated Bosch dishwasher with a matching cupboard front. Large freestanding Kenwood fridge/freezer. Porcelain tiled floor with electric underfloor heating. Inset ceiling spot lights. Provisions for a wall mounted TV. Square arch leading to the Living/Dining Area.

## LIVING/DINING ROOM

17'8 x 12'8 max



Originally designed as a large Conservatory, the ceiling has been replaced with a solid lightweight pitched roof. Feature central fixed double glazed roof light. UPVC double glazed windows overlook the rear garden with a number of upper leaded opening lights. Central double opening double glazed French doors overlooking and giving direct rear garden access. Two double panel radiators. Additional electric under floor heating if required. Matching porcelain tiled floor. Inset ceiling spot lights. Two wall lights.



## FIRST FLOOR LANDING

12'7 x 7'3



Spacious central landing approached from the previously described staircase. Matching spindled balustrade. Single panel radiator. Access to loft space. Large built in airing cupboard houses a hot water cylinder and pine shelving for linen storage. Matching white panelled doors lead off.

## BEDROOM SUITE ONE

14'5 x 11'5



Principal double en suite bedroom. UPVC double glazed window overlooks the front elevation with two top opening lights. Fitted roller window blinds. Single panel radiator. Corniced ceiling. Television aerial point. Bank of fitted wardrobes comprising two double and a single wardrobe. Door to the En Suite.

# 14 Oystercatcher Gate, Lytham



## EN SUITE SHOWER/WC

9'5 x 7'2



Good sized En Suite with a modern three piece white suite. UPVC obscure double glazed window to the front elevation with a lower opening light and fitted window blind. Wide shower enclosure with a fixed glazed screen. Plumbed overhead shower and additional hand held shower attachment. Two recessed displays in contrasting mosaic tiling. Vanity wash hand basin with a centre mixer tap and drawers below. Illuminated wall mirror above. Rak Ceramics low level WC completes the suite. Ceramic tiled walls. Chrome heated ladder towel rail. Inset ceiling spot lights and extractor fan.

## BEDROOM TWO

14'6 max x 8'7



Second double bedroom with a UPVC double glazed window to the front aspect. Two top opening lights. Fitted roller blinds. Single panel radiator.

## BEDROOM THREE

11'5 x 11'1



Third good sized double bedroom. UPVC double glazed window to the rear aspect with two top opening lights. Fitted roller blinds. Single panel radiator. Television aerial point.

## BEDROOM FOUR

11'1 max x 8'



Fourth larger than average bedroom. UPVC double glazed window to the rear elevation. Two top opening lights. Single panel radiator.



## BATHROOM/WC

7'8 x 5'8



Family bathroom comprising a three piece white suite. UPVC obscure double glazed window to the rear elevation with two top opening lights. Fitted window blinds and tiled display sill. L shaped panelled bath with a centre mixer tap and shower attachment. Glazed shower screen. Wide vanity wash hand basin with a display surround, cupboards and drawers below. Illuminated mirror fronted bathroom cabinet above. Ceramic tiled walls and floor. Overhead light and ceiling extractor fan. Chrome heated ladder towel rail.

## OUTSIDE



To the front of the property is an open plan lawned garden with a mature inset tree. An adjoining asphalt driveway provides good off road parking for two cars and leads directly to the integral Garage. A porcelain tiled pathway leads to the front canopied entrance with inset lighting and additional wall mounted external light. A matching pathway leads down the side of the property with further security lighting. External gas and electric meters. Timber gate gives direct rear garden access. The front lawned garden wraps around the other side of the house with two feature mature Horse chesnut trees. A second timber gate leads to a useful concealed bin store area.

To the immediate rear is a delightful enclosed family garden enjoying a private aspect. With a good sized porcelain tiled patio area and matching

pathways. External lighting and all weather power points. Lawned area surrounded by well stocked flower and shrub borders with mature inset trees. Second rear corner patio area. Garden tap. Useful timber garden store (approx 12 months old).



## INTEGRAL GARAGE

17'4 x 8'4

Approached through an up and over door to the front. Internal personal door leading directly into the main house. Power and light connected. Useful Utility area to the rear with a stainless steel single drainer sink unit. Set in a laminate work top with eye and low level cupboards. Plumbing and space for a washing machine. Space for a tumble dryer. Wall mounted Baxi gas central heating boiler.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Baxi boiler (installed 2023) in the Garage serving panel radiators and domestic hot water. The Living/Dining Kitchen area also has additional electric underfloor heating if required.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band F

# 14 Oystercatcher Gate, Lytham

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £52.80 per month is currently levied.

## LOCATION

This superb four bedroomed 'Mayfair' style detached family home stands on a spacious corner plot on the popular development known as 'Cypress Point' which was built by Kensington Developments in the early 2000s. 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 an integral Garage, good off road parking and a private enclosed rear garden.

## 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 2022

John Ardern & Company for themselves and their clients declare that they

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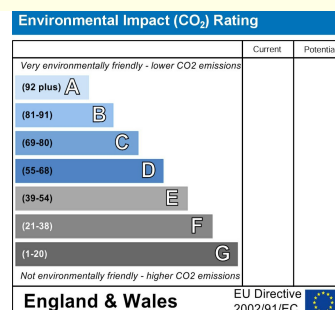
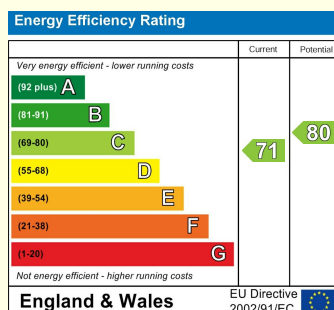
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