



ESTATE AGENTS • VALUER • AUCTIONEERS



31 Preston Road, Lytham

- Deceptively Spacious Semi Detached Family House
- Within Walking Distance to Lytham Green
- Front Dining Room & Adjoining Inner Lounge
- Open Plan Sun Lounge Leading off & Fitted Kitchen
- Cloaks/WC
- Four Double Bedrooms & Family Bathroom/WC
- Gardens to the Front & Rear
- Garage & Off Road Parking to the Rear
- Viewing Recommended
- Leasehold, Council Tax Band D & EPC Rating D

£365,000

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



www.johnardern.com



31 Preston Road, Lytham

GROUND FLOOR

ENTRANCE PORCH

3.12m x 0.69m approx (10'3 x 2'3 approx)

Wide front entrance porch approached through double opening UPVC double glazed central doors. UPVC double glazed windows to the side overlooking the front garden. Wood effect laminate flooring. Wall light. Inner obscure glazed panel door leading to the Hall. Original stained glass leaded window to the side.

HALLWAY

4.93m x 2.39m min (16'2 x 7'10 min)

Wide entrance Hall with a turned staircase leading to the first floor with a side balustrade. Understair store cupboard with a light and housing the gas meter and electric consumer box. Panel radiator on the inner wall. Corniced ceiling with a display plate rack. Matching laminate wood effect flooring. Panel doors leading off.

CLOAKS/WC

1.88m x 1.83m max (6'2 x 6' max)

(max L shaped measurements) Two piece white suite comprises: Armitage Shanks pedestal wash hand basin. Low level WC. Feature tiled effect wall decorations. Wall mounted extractor fan and an overhead light.

FRONT RECEPTION ROOM

4.50m into bay x 4.37m (14'9 into bay x 14'4)

Well proportioned reception room currently used as a front Dining Room. Part UPVC double glazed bay window overlooks the front garden with two top opening lights and fitted window blinds. Double panel radiator. Corniced ceiling. Television aerial point. Focal point is a freestanding fireplace with a raised hearth supporting an electric pebble effect fire. Square arch leading to the adjoining Sitting Room.



INNER LOUNGE

4.19m x 3.78m (13'9 x 12'5)

Second tastefully presented reception room. Corniced ceiling. Television aerial point. Raised stone hearth supports a multi fuel burning Morso cast iron stove. Wooden display plinth above. Square arches leading to both the Sun Lounge and Kitchen.



OPEN PLAN SUN LOUNGE

3.53m x 2.31m (11'7 x 7'7)

Providing a delightful extension to the main Living area. Pitched insulated roof. UPVC double glazed double opening French doors overlook and give direct rear garden access. Full length UPVC double glazed windows to either side. Two top opening lights. Single panel radiator.



KITCHEN

5.03m x 2.97m (16'6 x 9'9)

Open Plan Kitchen approached through a part obscure glazed door from the Hall and being open plan to the adjoining Lounge. Hardwood obscure glazed window to the side elevation. Additional UPVC double glazed window overlooks the rear garden with a side opening light. Range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap. Set in roll edged laminate working surfaces. Built in appliances comprise: Candy Sprinter four ring electric ceramic hob. Illuminated extractor canopy above. Electric oven below. Plumbing and space for both a dishwasher and washing machine. Space for a fridge/freezer. Double panel radiator. Ceramic tiled floor. Inset ceiling spot lights. UPVC outer door with an inset double glazed panel leads down a couple of concrete steps with side hand rails to a side covered 'Lean to' and the rear garden.



FIRST FLOOR LANDING

5.61m x 2.97m max (18'5 x 9'9 max)

Spacious central Landing approached from the previously described staircase. Original stained glass leaded picture window to the side elevation provides good natural light to the Hall, Stairs and Landing areas. Access to the insulated and part boarded loft space via a pull down ladder with a light. White panelled doors leading off.

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BEDROOM ONE

4.27m x 3.20m plus wardrobes (14' x 10'6 plus wardrobes)

Fitted principal double bedroom. UPVC double glazed window overlooks the rear elevation. Side and top opening lights. Single panel radiator. Bank of fitted bedroom furniture comprises a double wardrobe with adjoining display shelving. Central kneehole dressing table with drawers either side, wall mirror and storage cupboards above. Additional double and single wardrobes.



BEDROOM TWO

3.78m x 3.58m (12'5 x 11'9)

Second double bedroom. UPVC double glazed window overlooks the front aspect with views along Preston Road. Side opening light. Double panel radiator.



BEDROOM THREE

3.05m x 2.62m (10' x 8'7)

Third good sized double bedroom with a UPVC double glazed window to the rear. Side opening light. Single panel radiator. Built in cupboard houses a wall mounted Worcester combi gas central heating boiler (approx 12 months old).



BEDROOM FOUR

3.05m x 2.36m (10' x 7'9)

Nicely decorated fourth double bedroom. UPVC double glazed window to the front elevation with a side opening light and window blinds. Single panel radiator.



BATHROOM/WC

3.10m x 1.78m (10'2 x 5'10)

Good sized family bathroom comprising a three piece white suite. UPVC obscure double glazed opening window to the side elevation. Additional UPVC obscure double glazed window with a top opening light. Panelled bath with a centre mixer tap, overbath shower attachment and glazed shower screen. Wall hung Rak Ceramics wash hand basin with a centre mixer tap. Rak Ceramics low level WC completes the suite. Ceramic tiled walls and floor. Inset ceiling spot lights. Chrome heated ladder towel rail. Wall mounted extractor fan.

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OUTSIDE

To the front of the property is a wide walled garden which has been laid to lawn with curved flower and shrub borders. Central rockery. Asphalted pathway leads to the front entrance. External security light. Timber gate gives access to the rear of the property via a useful covered 'Lean to' which provides further covered external garden storage space, bin storage etc.

To the immediate rear is an enclosed garden with a stone flagged patio and stone chipped areas together with a raised decked timber patio adjacent to the rear Sun Lounge. Well stocked side borders with trellis and climbing plants. Mature bamboo provides screening to the rear concrete hardstanding area with gates leading to the rear service road. Providing off road parking for two cars. Security lighting and garden tap.

GARAGE

Garage with a pitched and slate tiled roof. Approached from the rear service road accessed from Lorne Street through a sliding outer door. Rear personal door leads directly to the rear garden. Glazed windows provide some natural light. Power and light connected.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (approx 12 months old) concealed in Bedroom Three, serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the majority of the windows have been DOUBLE GLAZED

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years (885 years remaining) subject to an annual ground rent of £5. Council Tax Band D

LOCATION

This deceptively spacious four bedroomed semi detached family house is situated on Preston Road, conveniently placed within walking distance to Lytham Green and a little further into the centre of Lytham with its comprehensive shopping facilities, cafes, bars and restaurants. Transport services are readily available on Preston Road with bus routes into both Lytham St Annes and into Warton, Freckleton and on to Preston. There are a number of local schools within easy reach and a number of championship golf courses. Viewing 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

Digital Markets, Competition and Consumers Act 2022

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 September 2025

31, Preston Road, Lytham St Annes, FY8 5BL



Total Area: 140.2 m² ... 1509 ft²

All measurements are approximate and for display purposes only



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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	77

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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