



ESTATE AGENTS • VALUER • AUCTIONEERS



65 Albany Road, Lytham St Annes

- Semi Detached Family House
- Two Reception Rooms
- Breakfast Kitchen
- Utility & Ground Floor Shower Room/WC
- Three 1st Floor Bedrooms & Large Bathroom/WC
- 2nd Floor Loft Conversion/4th Bedroom with En Suite Shower/WC
- South Facing Rear Walled Garden
- Garage, Garden Office & Off Road Parking for a Number of Cars
- Close Walking Distance to Ansdell Primary & Lytham High School, Local Shops & Railway Station
- Leasehold, Council Tax Band D & EPC Rating D

£415,000

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



www.johnardern.com

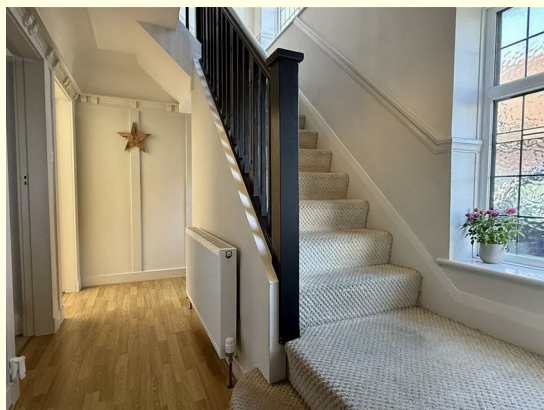


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GROUND FLOOR

Covered tiled open porch entrance.

HALLWAY



Spacious Hall approached through a hardwood outer door. UPVC obscure double glazed leaded window to the side elevation. Useful built in cloaks/store cupboard with a UPVC obscure double glazed window to the front elevation with a top opening light, display shelving and an overhead light. Turned staircase leads to the first floor with a spindled balustrade. Display plate rack has been retained. Double panel radiator. Laminate wood effect flooring. Second UPVC obscure double glazed leaded window to the side elevation. Additional understair store cupboard housing the electric meter.

LOUNGE

13'10 into bay x 13'3



Currently used as a Family Room/Play Room with a UPVC double glazed leaded bay window. Overlooking the front garden with two top opening lights and fitted window blinds.

Single panel radiator below. Display plate rack has been retained. Television aerial point. Period tiled display fireplace with matching raised hearth. Second single panel radiator on the inner wall.

REAR SITTING ROOM

16'6 x 13'2



Second well proportioned and tastefully presented principal reception room. UPVC double glazed sliding patio doors, overlook and give direct access to the south facing rear garden. Polished wood floor. Single panel radiator. Coved ceiling and picture rails. Television aerial point. Again the focal point is a white display fireplace with a raised hearth and inset.



DINING KITCHEN

17'3 x 9'10



Family Kitchen with a UPVC double glazed window overlooking the side driveway. Side opening light and window blinds. Second UPVC double glazed window overlooking the rear patio with a top opening light. Range of eye and low level cupboards and drawers. Incorporating two glazed display units. Stainless steel single drainer sink unit with a centre mixer tap. Set in working surfaces with splash back tiling. Built in Neff four ring electric ceramic hob. Illuminated extractor above. Neff electric double oven and grill. Integrated fridge and separate freezer, both with matching cupboard fronts. Double panel radiator. Tiled floor. UPVC outer door with an inset obscure double glazed panel leads to the side driveway. Inner door leading to the Utility.

UTILITY

6' x 4'5

UPVC double glazed window to the rear elevation with a top opening light. Plumbing for a washing machine and space for a tumble dryer. Ceramic tiled floor. Wall mounted British Gas combi gas central heating boiler. Wood panelled ceiling with an overhead light. Folding door leading to:

SHOWER ROOM/WC

6'1 x 3'8

Useful ground floor Shower Room. UPVC obscure double glazed opening window to the side. Corner shower cubicle with curved sliding glazed doors and a plumbed shower. Roca pedestal wash hand basin with a centre mixer tap. Roca low level WC. Tiled walls and floor. Overhead light and a wall mounted extractor fan. Chrome heated ladder towel rail.

FIRST FLOOR LANDING

9'6 x 8'2



Approached from the previously described staircase with matching spindled balustrade. Continuing staircase to the 2nd floor. UPVC obscure double glazed leaded picture window to the side elevation provides excellent natural light to the Hall, Stairs and Landing areas. Dado rails. Picture rails. White doors leading off.

BEDROOM ONE

13'9 x 11'9



UPVC double glazed leaded window overlooks the south facing rear aspect. Central opening light. Fitted roller blind. Single panel radiator. Picture rails. Television aerial point.

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BEDROOM TWO

14' into bay x 11'9



Second good sized double bedroom. UPVC double glazed leaded bay window overlooks the front of the property with views along Albany Road. Two top opening lights. Single panel radiator.

BEDROOM THREE

9'5 x 8'3



UPVC double glazed leaded window to the front elevation. Two top opening lights. Additional UPVC double glazed window to the side aspect. Single panel radiator.

BATHROOM/WC

9'9 x 9'5



Large family bathroom. UPVC obscure double glazed window to the rear elevation. Second UPVC obscure double glazed window to the side with a side opening light. Four piece white suite comprises: Corner panelled bath with a centre mixer tap. Corner shower cubicle with a plumbed shower. Roca pedestal wash hand basin with a centre mixer tap and illuminated mirror above. Roca low level WC. Double panel radiator. Part tiled walls. Inset ceiling spot lights. Fitted linen display cupboard with shelving.

SECOND FLOOR LANDING

2nd floor loft conversion approached from a turned staircase with matching spindled balustrade. UPVC obscure double glazed leaded window to the side elevation. Door leading to:

BEDROOM FOUR

17'3 x 14'10 max



(some restricted head height). Two Velux double glazed roof

lights to the rear elevation. Double panel radiator. Access to roof eaves. Door to the En Suite.

EN SUITE SHOWER/WC

10'3 into shower x 2'9



(some restricted head height) Three piece white suite comprises: Shower cubicle with a folding glazed door and plumbed shower. Pedestal wash hand basin with a centre mixer tap. Low level WC. Illuminated wall mirror. Heated ladder towel rail. Overhead light and ceiling extractor fan.

OUTSIDE

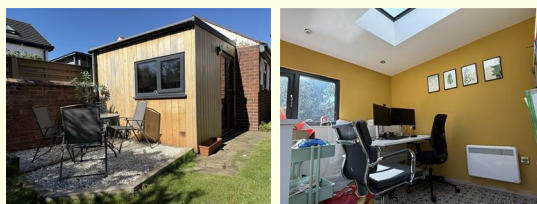


To the front of the property is a walled garden laid for ease of maintenance with stone chippings and side shrub borders. An adjoining driveway provides off road parking and leads down the side of the property with a wall mounted electric car charging point. Double opening gates lead to a further hardstanding area in front of the Garage. Garden tap. Metal gate and brick arch lead to the rear garden.

To the immediate rear is a good sized walled family garden, enjoying a sunny south facing private aspect. With a crazy paved sun terrace and rear lawn with mature side shrub and tree borders. Matching crazy paved pathway. Additional stone chipped patio behind the Office. External lighting and all weather power points.

GARDEN OFFICE

8'7 x 7'8



To the rear of the Garage is a very useful timber framed Office. Approached through double opening double glazed French doors. UPVC double glazed window with a side opening light. Power and light connected. Feature ceramic tiled floor. Wall mounted electric slimline panel heater. Inset ceiling spot lights and a glazed roof light providing further excellent natural light.

GARAGE

17'5 x 10'3

Brick built garage with a pitched and tiled roof. Approached through timber framed folding front doors with inset obscure glazed panels. Two hardwood single glazed windows to the side provide some natural borrowed light. Power and light connected. External light.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a British Gas combi boiler in the Utility serving panel radiators and giving instantaneous 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 subject to an annual ground rent of approx £10. Council Tax Band D

LOCATION

A well planned four bed roomed semi detached family house with loft conversion, situated in a most convenient location within just a few minutes walking distance to Ansdell's thriving

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shopping facilities on Woodlands Road along with the railway station. Transport services are also adjacent on Albany Road with bus routes leading to both Lytham and St Annes centres. Lytham St Annes High School and Ansdell Primary School are within very close walking distance, along with Fairhaven Lake/Grannys Bay and Royal Lytham Golf Club. With a good sized south facing walled family garden to the rear with a Garage & Garden Office. Off road parking for multiple vehicles and an electric car charging point. Internal and external viewing recommended to appreciate further potential this property has to offer.

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



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	81	England & Wales	EU Directive 2002/91/EC	64



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