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15 Bellingham Road, Lytham

- Individual Architect Designed Detached Family House
- In a Highly Sought After Residential Location
- Within Walking Distance of Lytham Centre & Local Primary & Senior Schools
- Reception Dining Hallway, Large Lounge & Sun Lounge
- Fitted Dining Kitchen, Utility Room & Cloaks/WC
- Ground Floor 4th Bedroom/Study
- Three 1st Floor Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Walled Rear Gardens, Double & Single Garages, Excellent Off Road Parking
- No Onward Chain, Freehold, Council Tax Band G, EPC Rating D

£850,000

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



www.johnardern.com



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GROUND FLOOR

ENTRANCE PORCH

9'11 x 3'8

Wide central porch entrance approached through a UPVC double glazed outer door. Full length double glazed windows to either side. Ceramic tiled floor. Overhead light. Power socket. Obscure glazed inner door leading to:

RECEPTION DINING HALLWAY

31'6 x 9'11



Impressive central Hallway with an open plan Dining Area. Ceramic tiled flooring throughout with electric underfloor heating. Inset ceiling spot lights. Folding obscure glazed doors reveal a useful built in cloaks/store cupboard. Large fitted wall mirror on the inner wall. Feature wide spiral open tread staircase leads to the first floor. Telephone/internet point. Full length glazed panel looking through into the adjoining Lounge. Built in illuminated glazed display unit, also looking through into the Sun Lounge, maximising all the natural light. To the rear Dining Area are UPVC double glazed patio doors overlooking and giving direct access to the rear garden. Matching obscure glazed doors leading off.



CLOAKS/WC

4'10 x 3'1

Hardwood obscure glazed opening window to the front elevation. Two piece white suite comprises: Semi concealed low level WC. Corner wash hand basin with a centre mixer tap. Two fitted wall mirrors and tiled walls. Matching tiled floor with electric underfloor heating. Two inset ceiling spot lights.

STUDY/BEDROOM FOUR

10'10 x 10'3

Flexible ground floor room which could lend itself to a variety of uses to suit a purchaser. Double glazed window overlooks the front elevation with a side opening light and fitted vertical window blinds. Telephone point. Corniced ceiling.

LOUNGE

23'10 x 14'4



Impressive principal reception room. UPVC double glazed picture window overlooks the front garden with a side opening light. Additional UPVC double glazed window to the side aspect. Wood strip laminate flooring. Double and single panel radiators. Television aerial point. Telephone point. Corniced ceiling. Three wall lights. Wall mounted log effect Gazco fire. Fitted display shelving and display drawer below. Double opening hardwood framed glazed doors lead to the adjoining Sun Lounge. Matching full length glazed panels to either side of the doors.

SUN LOUNGE

14'4 x 12'4

Full length UPVC double glazed windows enjoy an outlook over the sunny and private rear garden. Two top opening lights. UPVC double glazed double opening French doors give direct garden access. Ceramic tiled floor. Inset ceiling spot lights. Double panel radiator.

DINING KITCHEN

15'4 x 10'10



Good sized family Kitchen with a split level Dining Area. UPVC double glazed window overlooks the rear gardens with a top and lower opening light. Fitted roller blind. Good range of eye and low level cupboards and drawers. Incorporating two glazed display units. One and a half bowl sink unit with a moulded draining board and centre mixer tap. Set in matching work surfaces with splash back tiling and concealed downlighting. Matching raised peninsular breakfast bar. Built in appliances comprise: Bosch four ring electric ceramic hob. Extractor canopy above. Neff electric double oven and grill. Integrated fridge/freezer with a matching cupboard front. Freestanding Miele dishwasher. Part tiled walls. Telephone point. Inset ceiling spot lights. Wall mounted column radiator. Door leading to the Utility.

UTILITY ROOM

8'9 x 6'11



Useful separate Utility. Hardwood glazed window to the side aspect with a fitted roller blind. Adjoining reinforced part glazed hardwood outer door leading to the Car Port and Driveway. Fitted low level cupboard. Stainless steel single drainer sink unit with a centre mixer tap and splash back tiling. Set in laminate working surfaces. Plumbing and space for a washing machine. Miele freestanding tumble dryer. Two overhead lights. Sliding doors reveal a useful built in linen store cupboard with a single panel radiator and shelving. Also housing the gas and electric meters, electric fuse box and a wall mounted central heating programmer control.

FIRST FLOOR LANDING

11'7 x 10'4



Spacious central landing approached from the previously described staircase with matching spindled balustrade. Corniced ceiling and overhead light. Single panel radiator. UPVC double glazed high level window to the side aspect with a central opening light. Built in linen store cupboard with pine shelving. Double opening louvre doors lead to two useful Loft Rooms.

BEDROOM SUITE ONE

13'1 x 10'3



Principal en suite bedroom with a separate Dressing area. Two UPVC double glazed opening windows overlook the front elevation with views along Bellingham Road. Fitted 'Night & Day' window blinds. Two single panel radiators. Corniced ceiling with inset spot lights. Telephone point. Built in cupboard with shelving. Space above with a television aerial point. Illuminated glazed display unit. Arch to the Dressing Area.

DRESSING ROOM

9'6 x 5'4 plus wardrobes



UPVC double glazed opening window to the front elevation. Matching 'Night & Day' window blinds. Corniced ceiling with inset spot lights. Two fitted double wardrobes to one wall. Opposite are two further fitted mirror fronted double wardrobes. Obscure glazed door to the En Suite.

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EN SUITE SHOWER/WC

10'8 x 4'6



Obscure double glazed opening window to the side elevation with fitted window blinds. Three piece white suite comprises: Wide tiled shower cubicle with a plumbed shower. Tiled display/seal. Vanity wash hand basin with a centre mixer tap. Display surround and cupboards below and to the side. Illuminated wall mirror above with matching wall mounted cupboards. Adjoining semi concealed low level WC completes the suite. Tiled walls. Heated ladder towel rail. Part tiled and part carpeted floor.

BEDROOM TWO

12' plus reveal x 10'10



Second double bedroom. UPVC double glazed window overlooks the rear aspect with a top and lower opening light. Fitted window blinds. Single panel radiator. Corniced ceiling. Fitted double wardrobe with part mirrored sliding doors. Fitted headboard unit with a display shelf above and two reading lights. Central fitted drawer unit.

BEDROOM THREE

12' x 9'10



Third double bedroom. UPVC double glazed window to the rear elevation with a top and lower opening light. Fitted window blinds. Single panel radiator. Corniced ceiling. Power point and aerial socket for a wall mounted TV. Built in double wardrobe with sliding mirrored doors.

BATHROOM/WC

7'9 x 7'6



Family bathroom comprising a four piece white suite. UPVC obscure double glazed window to the side elevation. Tiled panelled bath with a centre mixer tap and plumbed shower. Glazed shower screen. Vanity wash hand basin with a centre mixer tap and a laminate display surround. Fitted cupboard below. Illuminated wall mirror above with a wall mounted cupboard and glazed display. Semi concealed low level WC. Bidet completes the suite. Ceramic tiled walls and floor. Chrome heated ladder towel rail. Pull out bathroom cabinet.

LOFT ROOM ONE

11'2 x 6'3



(some restricted head height) Carpeted loft roof with a wall light. Velux double glazed pivoting roof light. Double power socket. Curtained access to the 2nd loft room.

LOFT ROOM TWO

12'6 x 6'8



(some restricted head height) Providing further excellent storage space. Power and light connected. Additional ceiling light shaft provides natural light. Access to the roof eaves.

OUTSIDE



The front of the property is approached by double block paved driveways, providing excellent off road parking for a number of cars. The first driveway leads to the attached double Garage. The 2nd driveway leads down the side of the property to a covered car port and the single Garage. External lighting, useful bin store area and timber gate leading to the rear garden. Directly in front of the house is a further block paved area supported by flower beds/rockeries, well stocked with shrubs and trees.

To the immediate rear is a superb walled family garden enjoying a sunny and private south westerly facing aspect. A large raised stone flagged sun terrace adjoins the rear of the house with two sets of stone steps leading down to the lawned garden area. The garden is surrounded by mature borders, stocked with a number of shrubs, flowering plants, trees and conifers. External lighting and garden tap. A timber arch leads to a further stone flagged patio area with a timber garden shed and aluminium framed greenhouse. Steps lead down to a further 'secret' garden area with a timber framed summer house and timber gate leading to the rear service road.



DOUBLE GARAGE



Approached through an up and over roller door. Pitched and tiled roof. Power and light connected. UPVC double glazed window to the rear with a side opening light. UPVC part double glazed personal door to the rear, leading to the rear garden.

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SINGLE GARAGE

Useful 2nd Garage with a pitched roof. Up and over roller door. Power and light connected. Rear hardwood personal door to the rear garden. Hardwood single glazed widow to the rear provides some natural borrowed light.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a combi boiler in the loft serving panel radiators and giving instantaneous domestic hot water. There is electric underfloor heating to the Dining Hallway and Cloaks/WC.

DOUBLE GLAZING

Where previously described the majority of windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

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

LOCATION

This very spacious individually designed detached three/four bedroomed family house enjoys a highly sought after location, just off Norfolk Road. A few minutes strolling distance into the centre of Lytham with its comprehensive shopping facilities, bars, cafes and restaurants. Lytham C of E and St Peters Primary Schools are within close walking distance together with St Bedes Senior School. Park View playing fields, Green Drive woodland walk, Green Drive Golf Course and Lytham Hall are also within a pleasant stroll. An internal viewing is essential to appreciate the accommodation this property has to offer with both a double and single garage, excellent off road parking and a large South Westerly facing private garden to the rear. No onward chain

VIEWING THE PROPERTY

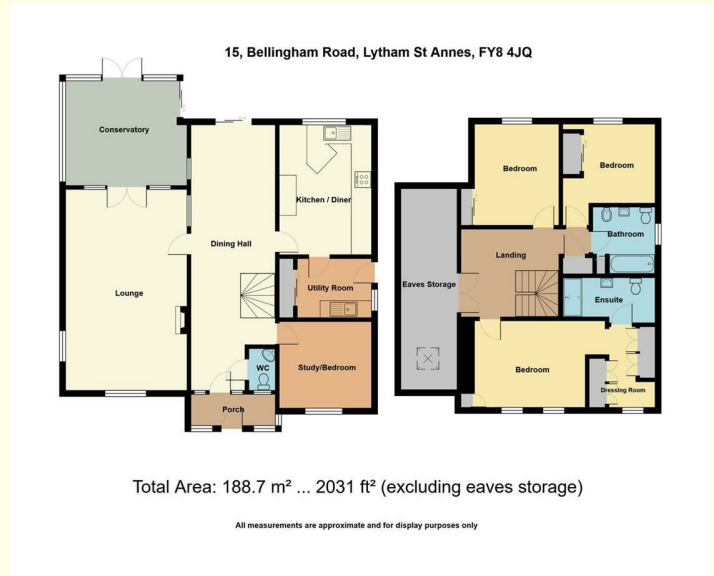
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INTERNET & EMAIL ADDRESS

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, onhemarket.com, Email Address: zoe@johnardern.com

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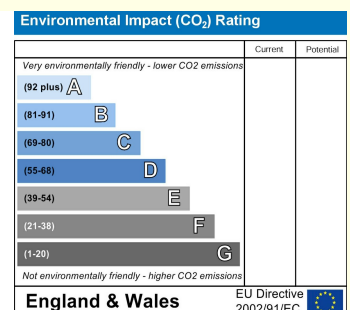
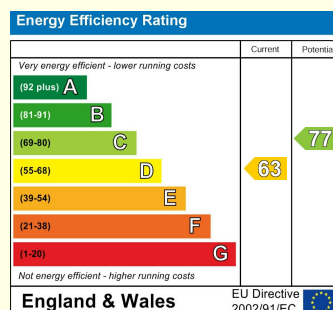
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