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## 53 Lake Road North, Lytham St Annes

- Spacious Detached Period Family House
- Close Walking Distance to Fairhaven Lake & Grannys Bay
- Hallway, Cloaks/WC & Two Reception Rooms
- Large Dining Kitchen
- Four Good Sized Bedrooms (One with a Kitchenette)
- En Suite Shower Room & Bathroom/WC
- Walled Patio Style Rear Garden with Parking Space
- In Need of Modernisation
- No Onward Chain
- Freehold. Council Tax Band E & EPC Rating D

**£450,000**

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



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





## 53 Lake Road North, Lytham St Annes

### GROUND FLOOR

Steps lead up to the front entrance with external light.

### HALLWAY

19'4 x 6'8 min



Spacious hallway approached through an outer door with arched UPVC obscure stained glass double glazed panels to the side and above providing natural light. Double panel radiator. Side meter cupboard. Turned staircase leads to the first floor.

### CLOAKS/WC

5'6 x 2'6

UPVC obscure double glazed window to the side elevation with a top opening light. Fitted roller blind. Low level WC. Corner pedestal wash hand basin with a centre mixer tap. Part tiled walls. Overhead light.

### LOUNGE

17'6 into bay x 14'4



Spacious principal reception room. UPVC double glazed bay window overlooks the front garden. Upper stained glass leaded

lights with two top opening lights. Fitted roller blinds. Decorative ceiling with an overhead light. Two wall lights. Television aerial point. Telephone point. Double panel radiator.

### SITTING ROOM

17'6 into bay x 14'4



Second spacious reception room. UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Side double glazed windows either side into the bay with two upper opening lights. Focal point of the room is a fireplace with ornate display surround, tiled hearth and a cast iron inset. Corniced ceiling. Single panel radiator. Television aerial point. Archway to the adjoining Study/Dining Area.

### SIDE STUDY AREA

9'9 x 6'4 min



UPVC obscure double glazed stained glass leaded window to the side elevation. Telephone point. Door leading to the Kitchen.

## DINING KITCHEN

21'7 x 11'9

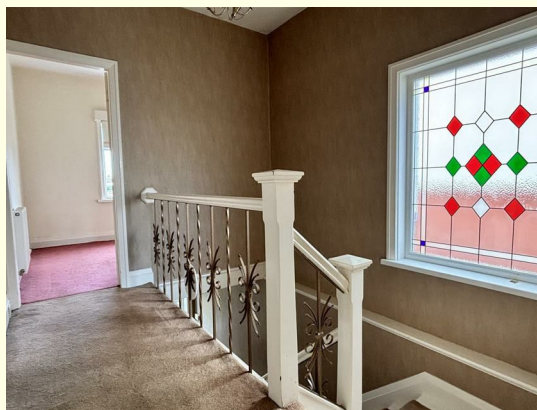


UPVC double glazed window to the side elevation with a top opening light. Range of eye and low level cupboards and drawers. Stainless steel one and a half bowl sink unit set in granite working surfaces. Splash back tiling. Elba cooking range with six gas ring burners. Wide oven and grill below. Stainless steel illuminated extractor canopy above. Space for a large fridge/freezer. Plumbing for a washing machine and dishwasher. Space for a tumble dryer. Wall mounted Glowworm gas central heating boiler. To the Dining area is a single panel radiator. UPVC double glazed double opening French doors lead to the rear garden. Full length double glazed windows to either side.



## FIRST FLOOR LANDING

20'1 x 8'4 max



Approached from the previously described staircase with matching balustrade. UPVC obscure double glazed stained glass window to the side elevation, providing natural light to the hall, stairs and landing areas. Access to loft space. Door leads to a large walk in Store Room 5'5 x 4'9 with an overhead light.

## BEDROOM ONE

17'4 into bay x 11'5 + wardrobes



Spacious principal bedroom suite. UPVC double glazed bay window overlooks the front elevation. Two side opening lights. Two wall lights. Telephone point. Single panel radiator. Bank of fitted wardrobes to one wall, with a central cupboard and television display shelf with aerial point. Door leads to the En Suite.



# 53 Lake Road North, Lytham St Annes



## EN SUITE SHOWER ROOM

8'2 into shower x 5'4



Wide step in shower cubicle with curved glazed sliding doors and a plumbed shower. Twin vanity wash hand basins with centre mixer taps with glazed display shelves below. Chrome heated ladder towel rail. Ceramic tiled walls. Panelled ceiling with inset spot lights and extractor fan.

## BEDROOM TWO

17'7 x 11'9



Second double bedroom with a fitted Kitchenette area, which has previously been used for extended family members. UPVC double glazed window overlooks the rear elevation with two top opening lights. Corniced ceiling. Single panel radiator. Fitted Kitchen units with a stainless steel single drainer sink unit with a centre mixer tap, set in working surfaces. Four ring gas hob with a stainless steel extractor over. Indesit electric oven and grill below.

## BEDROOM THREE

13'4 x 9'6



Third double bedroom. UPVC double glazed window overlooks the rear elevation with two top opening lights. Single panel radiator. Television aerial point.

## BEDROOM FOUR

8'9 x 8'4



Fourth larger than average bedroom. Double glazed window overlooks the front aspect with an upper stained glass leaded opening light. Single panel radiator. Television aerial point.

## BATHROOM/WC

9'10 x 5'9



Two UPVC obscure double glazed windows to the side elevation with top opening lights. Four piece white suite comprises: Panelled bath with spa fittings and a centre mixer tap. Pedestal wash hand basin with a centre mixer tap. Low level WC and adjoining Bidet. Chrome heated ladder towel rail. Panelled ceiling with inset spot lights.

## OUTSIDE



To the front of the property is a walled garden approached through a pedestrian gate with a stone flagged pathway leading to the front entrance with external light. Side lawn with well stocked borders incorporating trees and shrubs. A pathway continues along one side of the house to the rear, through a wrought iron gate, with stone chipped area providing a useful bin store area. Garden tap.

To the immediate rear is an enclosed garden with a raised decked patio adjoining the patio doors from the rear sitting room. Steps lead down to a stone flagged patio area/parking space with

double opening timber gates leading to the rear service road. Small lawned area to the side with flower and shrub borders. External light.



## NOTE

Please note that the house is attached to the side of next door's garage.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Glowworm combi boiler serving panel radiators and giving instantaneous domestic hot water.

## 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 E

## INTERNET CONNECTION/MOBILE PHONE SIGNAL

Ultrafast Full Fibre Broadband is currently available. Further information can be found at

<https://www.openreach.com/broadband-network/fibre-availability>

## LOCATION

This deceptively spacious four bedroomed period family house enjoys a highly sought after residential location yards from Royal Lytham Golf Course, and within easy walking distance to the beach and Fairhaven Lake with its many leisure and sporting attractions. Transport services run along Clifton Drive to both Lytham and St Annes town centres with their comprehensive shopping facilities, restaurants and bars. The property is within waking distance to AKS Independent Primary and Senior Schools. Ansdell Primary and Lytham High School are also within an easy walk across Royal Lytham Golf Course. An early inspection is strongly recommended to appreciate the potential this property has to offer which is in need of modernisation. No onward chain.

## 53 Lake Road North, Lytham St Annes

### 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](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 Arden & 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).

### Consumer Protection from Unfair Trading Regulation

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 October 2024

53, Lake Road North, Lytham St Annes, FY8 1AG



Total Area: 164.7 m<sup>2</sup> ... 1773 ft<sup>2</sup>

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	78

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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