



ESTATE AGENTS • VALUER • AUCTIONEERS



8 Cecil Street, Lytham

- Double Fronted Period Terraced House
- In the Heart of Lytham
- Lounge with Bay Window
- Open Plan Living/Dining Kitchen, Utility & Cloaks/WC
- Rear Family Garden Room
- Three 1st Floor Double Bedrooms & Bathroom/WC
- 2nd Floor Flat with Lounge, Kitchen, Bedroom & Shower/WC
- Gardens to the Front & Rear
- No Onward Chain
- Leasehold & EPC Rating D

£675,000

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



www.johnardern.com



8 Cecil Street, Lytham

GROUND FLOOR

ENTRANCE VESTIBULE

5'1 x 4'5

Approached through an outer door with a numbered obscure glazed panel above. Corniced ceiling and overhead light. Inner door with a feature stained glass leaded panel leads to the central hallway. Further glazed panel above provides additional natural light.

HALLWAY

21'9 x 6'3



Spacious hallway with a polished wood floor. Double panel radiator. Corniced ceiling and inset spot lights. Dado rails. Turned staircase leads off to the first floor with a spindled balustrade.

DINING ROOM

18'1 into bay x 13'3



Well proportioned reception room. Walk in bay to the front aspect with sash windows. Two double panel radiators. Corniced ceiling and centre decorative rose. Stripped polished wood floor. Television aerial point. Focal point of the room is an ornate fireplace with marble raised hearth supporting a gas coal effect living flame fire.

SITTING ROOM

19'8 x 13'9



Second spacious reception room being open plan to the adjoining fitted Kitchen. Walk in bay to the front elevation with sash windows. Two double panel radiators. Picture rails and corniced ceiling have been retained. Television aerial point. Again the focal point is a brick fireplace with raised hearth and display plinth with an open grate. Square arch to the Kitchen.

OPEN PLAN BREAKFAST KITCHEN

14'2 x 11'8



Central modern family kitchen comprising a good range of eye and low level cupboards and drawers. Incorporating illuminated glazed display units. Single drainer sink unit with a centre mixer tap. Set in working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Neff five ring gas hob. Illuminated extractor above. Bosch electric oven and grill. Lamona integrated dishwasher. Space for an American style fridge/freezer. Double opening double glazed doors leading to the rear study area and additional door directly to the Utility.

UTILITY/STUDY AREA

17'9 x 14'7 max



(overall max L shaped measurements) Lending itself to a variety of uses, could also be used as an

entertaining/bar area. Fitted bar/display with plumbing for a washing machine below and space for a tumble dryer or wine fridge. Wood effect tiled flooring. Velux pivoting double glazed roof light. Useful understair store cupboard. Wall mounted Baxi combi gas central heating boiler. Double opening double glazed French doors lead to the adjoining Garden Room. Doors to the Hallway and WC.

CLOAKS/WC

5'4 x 2'8

Two piece white suite comprises; Wash hand basin with a centre mixer tap and cupboard below. Low level WC. Overhead light.

REAR FAMILY GARDEN ROOM

18'2 x 13'4



Spacious family reception room. With a feature double glazed central lantern ceiling with two opening lights. Tiled flooring. Television aerial point. Double glazed bi folding doors overlook and give direct rear garden access.

FIRST FLOOR LANDING



Spacious split level landing approached from the previously described staircase with matching balustrade. Continuing staircase to the 2nd floor accommodation. Corniced ceiling and inset ceiling spot lights. Dado rails.

STUDY AREA

11'3 x 4'6

Open to the landing area with a sash window overlooking the front aspect. Single panel radiator.

BEDROOM ONE

15'8 x 13'7



Sash window overlooks the front of the property. Double panel radiator. Corniced ceiling. Focal point is a fireplace with a white display surround, raised marble hearth and inset supporting a gas coal effect living flame fire. Door leading to the 2nd Bedroom.

BEDROOM TWO

13'8 x 10'9



Second double bedroom. UPVC double glazed window to the rear elevation. Top opening light. Double panel radiator. Additional door leading to the Bathroom/WC.

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BEDROOM THREE/DRESSING ROOM

14'8 x 12'9



Third double bedroom currently used as a Dressing Room. Sash window overlooks the front elevation. Double panel radiator. Corniced ceiling. Range of open wardrobes with hanging rails, drawers and shelving. Additional wardrobes with mirror panels.

BATHROOM/WC

10'9 x 10'6



Spacious split level family bathroom with double doors from the Landing and connecting door to Bedroom Two. Two stained glass secondary glazed windows to the rear elevation. Two additional Velux double glazed pivoting roof lights and an obscure glazed sash window to the side aspect. Four piece white bathroom suite comprises: Freestanding bath with a centre mixer tap and hand held shower attachment. Wide shower cubicle with fixed glazed screens, a plumbed overhead shower and additional hand held shower. Semi concealed low level WC. Vanity wash hand basin with a centre mixer tap, splash back and mirror above. Cupboard and drawers below. Mirror fronted bathroom cabinet. Two radiators in anthracite grey. Inset ceiling spot lights.

SECOND FLOOR LANDING

Spacious second floor accommodation approached via the turned staircase with matching spindled balustrade. Reinforced glazed sky light provides natural light to the landing and stairs. Roof eaves storage access. Door leading off to Bedroom Four and double doors to the Flat/Teenagers Suite.

BEDROOM FOUR

14'2 x 12'3 max



Fourth double bedroom. UPVC double glazed window to the rear elevation with a top opening light. Picture rails. Two wall lights. Double panel radiator. Period cast iron decorative fire surround. Door leading to the En Suite WC.

EN SUITE WC

5'1 x 4'9



Two piece white suite comprises: Vanity wash hand basin with a centre mixer tap and cupboard below. Semi concealed low level WC. Wall light and Xpelair extractor fan.

SELF CONTAINED FLAT/TEENAGERS SUITE

HALLWAY

5'1 x 4'5

Access to loft space. Dado rails. Wall mounted room thermostat.

LOUNGE/BEDROOM SIX

15' x 13'1



Spacious lounge with a UPVC double glazed window overlooking the front aspect with a top opening light. Television aerial point. Picture rails. Double panel radiator. Display fire surround with a display hearth.

KITCHEN

10'2 x 7'3



Feature coloured reinforced glazed sky light. Range of eye and low level cupboards and drawers. Incorporating a wine rack. Leisure stainless steel single drainer sink unit with a centre mixer tap. Working surfaces with wood panelled splash back. Stoves built in four ring gas hob. Electric oven and grill below. Space for a fridge.

BEDROOM SUITE FIVE

WALK THROUGH DRESSING AREA

5' x 4'8



Wall mirror and wall light. Fitted dressing table with power sockets and USB ports. Doors leading off.

BEDROOM

11'1 x 10'6



UPVC double glazed window overlooks the front aspect with a top opening light. Double panel radiator. Two wall mounted reading lights. Aerial point for a wall mounted TV.

8 Cecil Street, Lytham

EN SUITE SHOWER ROOM/WC

76 x 5'1



Modern three piece white suite comprises: Corner step in shower cubicle with curved sliding glazed doors. Low level WC. Vanity wash hand basin with a centre mixer tap and cupboard below. Wall mounted shaving socket. Fitted mirror with lighting. Single panel radiator. Ceramic tiled walls. Panelled ceiling with inset spot lights and extractor fan.

OUTSIDE

To the front of the property is a walled garden which has been stone flagged for ease of maintenance, with side shrub borders and a centre pedestrian gate. External wall lights.

To the immediate rear is a good sized enclosed family garden, with a stone flagged sun terrace and central lawned area. Side shrub borders. Garden tap. To the rear of the garden is a further entertaining patio area. Note: It would be possible to install double opening gates to the rear of the garden and create an off road parking area if required, which would be approached from the rear service road.

CENTRAL HEATING (COMBI)

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

PART DOUBLE GLAZING

Where previously described certain 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 £15. Council Tax Band E

LOCATION

This spacious double fronted five/six bedroomed period terraced house is situated in the heart of Lytham's conservation area, being only yards from Lytham centre with its comprehensive shopping facilities, restaurants and town centre amenities. Lytham Green and the promenade walk are also within very close walking distance. Transport services are readily available including Lytham's train station and there are a number of local primary and secondary schools within easy reach. An internal viewing is strongly recommended to fully appreciate the accommodation this property has to offer including a 2nd floor flat/teenagers suite with a Lounge, Kitchen, Bedroom & En Suite, ideal for an extended family.

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

PROPERTY MISDESCRIPTION ACT

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 2023



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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	76

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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