



ESTATE AGENTS • VALUER • AUCTIONEERS



16 Molyneux Place, Lytham

- Stunning Detached Extended Family House
- Lounge & Study
- Modern Kitchen, Utility & Cloaks/WC
- Open Plan Lounge with Dining Area
- Ground Floor 4th Bedroom/Gym Extension with En Suite Shower/WC
- Three 1st Floor Bedrooms & Family Bathroom/WC
- Good Off Road Parking to the Front
- Good Sized Landscaped Rear Gardens
- Viewing Essential
- Leasehold, Council Tax Band D & EPC Rating D

£449,950

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



www.johnardern.com



16 Molyneux Place, Lytham

GROUND FLOOR

With external wall mounted lights.

ENTRANCE PORCH

5'3 x 3'1

Approached through a modern outer door with a UPVC obscure double glazed panel to the side giving natural light. Fitted door mat. Overhead light. Contemporary obscure inner door opens to:

HALLWAY

12' x 7'2



Superbly appointed entrance hall. Engineered oak floor with water filled under floor heating. Staircase with spindled balustrade leads to the first floor with a very useful under stair store cupboard. Feature obscure illuminated dividing wall to the Family Room. Contemporary glazed doors leading off to the Family Room, Kitchen and Study.

FAMILY ROOM

12'2 x 9'3



Well appointed reception room with a UPVC double glazed window with upper opening lights and fitted window shutters overlooking the front elevation. Matching engineered oak floor with water filled under floor heating. Television and Sky points adjoining the entertainment display media unit. Integrated Bose sound system. Door leads to the ground floor En Suite Bedroom/Gym extension.

STUDY

10'6 x 7'6



The original garage has been converted to provide a good sized additional reception room lending itself to a variety of uses. Double glazed window to the front elevation with two side opening lights and fitted window shutters. Engineered wood floor with water filled under floor heating. Inset ceiling spot lights. Cupboard contains the underfloor heating manifold and electric consumer unit.

KITCHEN

16'9 x 8'9



Approached through double opening contemporary glazed doors from the central hallway. Superb individually designed kitchen which leads through to the adjoining principal reception room. Excellent range of eye and low level fixture cupboards and drawers. Wood block working surface with inset white ceramic sink unit antique style mixer taps. Note: The freestanding island unit with shelving is available by separate negotiation. Integrated appliances comprise: Zanussi fan assisted automatic electric oven and grill. Matching Zanussi four ring induction hob with an illuminated extractor canopy over. Neff dishwasher. Large integrated fridge and separate freezer. Feature double glazed window looks through to the rear garden. Matching engineered oak floor with water filled under floor heating. Ten halogen downlights and fitted wall lights. Modern glazed inner door gives access to the adjoining Utility room.

UTILITY ROOM

8'7 x 7'3



Matching oak floor with underfloor heating. Fitted working surface with inset sink unit with centre mixer tap. Plumbing for automatic washing machine and tumble dryer. Useful fitted store cupboard. Open shelving. Ceramic tiled walls. Wall mounted Main combi boiler. UPVC double glazed outer door with obscure double glazed panel. Door gives access to:

CLOAKS/WC

Two piece white suite comprises: Slim fixture wash hand basin with centre mixer tap. The suite is completed by a semi enclosed low level WC. Two useful fitted store cupboards. Ceramic tiled floor. Manrose wall mounted extractor fan.

PRINCIPAL LOUNGE WITH DINING AREA

18'3 x 11'8



This superbly appointed and tastefully decorated extended principal reception room is approached through a square arch from the kitchen. Aluminium framed double glazed Bi-folding patio doors open and give access onto the enclosed rear garden. Further double glazed window to the side with fitted pivoting shutter gives further natural light. Matching engineered oak floor with water filled under floor heating. Feature media wall with provisions for wall mounted television. Remote controlled electric log effect fire below. Adjoining display shelving. Four pivoting LED downlights. Two wall lights.



GROUND FLOOR BEDROOM FOUR/GYM

12'5 x 12'3



Superb ground floor extension. Again lending itself to a variety of uses including an en suite 4th bedroom. Currently used as a home gym/training room. Aluminium framed double glazed Bi-folding patio doors overlook and

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give direct access to the rear gardens. Additional double glazed sky light provides further excellent natural light. Engineered oak floor with water filled underfloor heating. Fitted wall mirrors to one wall with balance handrail. A freestanding pull out bed is available by separate negotiation. Inset ceiling spot lights. Door leads to the En Suite.

EN SUITE SHOWER/WC

7'6 x 3'9

Tastefully appointed shower room with a modern three piece white suite. Step in shower cubicle with a pivoting glazed door. Plumbed overhead shower and additional hand held shower attachment. Contemporary wash hand basin with an offset mixer tap with cupboards below and set in a display surround. Feature pendant light fittings above. Adjoining semi concealed low level WC. Feature concrete effect porcelain tiled floor with matching tiles to the shower cubicle. Electric underfloor heating.

FIRST FLOOR LANDING

Approached from the previously described staircase. Inset discreet floor lighting. Wall mounted thermostat for the under floor heating to the Bathroom/WC. Obscure glazed sky light. Modern panelled doors leading off.

BEDROOM ONE

11'5 x 10'2



Spacious well appointed principal double bedroom with an excellent range of full length wardrobes with mirror fronted doors. UPVC double glazed window with fitted window shutter and side opening lights overlooks the front elevation. Single panel radiator. Wall mounted television point. Fitted 'art deco' bedside lights. Laminate wood effect flooring.

BEDROOM TWO

11' x 10'2 max



Second well appointed bedroom at present fitted with a feature high level small double bed with useful drawers below. Useful integrated cupboard over the bulk head with hanging rail. UPVC double glazed window with fitted shutter and two side opening lights overlook the front elevation. Double panel radiator. Loft access.

BEDROOM THREE

11'7 plus wardrobe x 7'2



(max 'L' shaped measurements) Third double bedroom with a UPVC double glazed window with fitted shutter and side opening lights overlooks the rear elevation. Range of fitted over bed cupboards. Single panel radiator. Built in double cupboard with Louvre doors, hanging rail and shelving.

BATHROOM/WC

11' x 7'2 max



(max 'L' shaped measurements) Four piece modern white suite comprises: Walk in tiled shower compartment with a plumbed over head shower and separate hand shower attachment. Fixed splash back glass screen. Useful feature illuminated shelf. Fixture wash hand basin with centre mixer taps set over fitted cupboard. Ceramic tiled bath with plumbed centre mixer taps. Adjoining illuminated inset shelf. The suite is completed by a semi obscure low level WC. Part ceramic tiled walls with a wood border. Obscure UPVC double glazed window with two side opening lights. Seven downlights. Wall mounted extractor fan. Solid marble tiled floor with electric under floor heating. Fitted store cupboard.

OUTSIDE



To the front of the property is an open plan garden which has been block paved for ease of maintenance giving good off road parking. Outside security light. Gates to either side of the property give direct access to the rear garden. External gas and electric meters.

To the immediate rear of the property there is a delightful enclosed garden laid principally to lawn with pathways and a stone flagged patio directly adjoining the Bi- fold doors from the principal Lounge. Although the front of the property faces South, the garden goes out to the West and so enjoys

maximum sun light. Aluminium framed Pergola. Second stone chipped patio area. Further stone chipped area adjoins the side of the house with pedestrian gate giving access to the front. Two timber garden stores. Outside security lighting. Garden taps and external all weather power points.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Main combi boiler in the Utility Room serving panel radiators to the first floor and water filled pipe underfloor heating to the ground floor and giving instantaneous domestic hot water. The new ground floor en suite shower room and first floor Bathroom/WC has electric underfloor heating.

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 £10. Council Tax Band D

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 totally redesigned and extended detached four bedroomed family property has been the subject of considerable improvement and modernisation by the present owner/builder to a very high specification and an internal inspection is strongly recommended. The property stands

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in large family gardens and is situated in this quiet close on this popular development known as South Park within just a few minutes stroll to LYTHAM HALL PARK COUNTY PRIMARY SCHOOL together with approx a 15 minutes walk through Witch Wood to the centre of Lytham with it's comprehensive shopping facilities and town centre amenities. Viewing cannot be too highly stressed to appreciate the design of this property.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

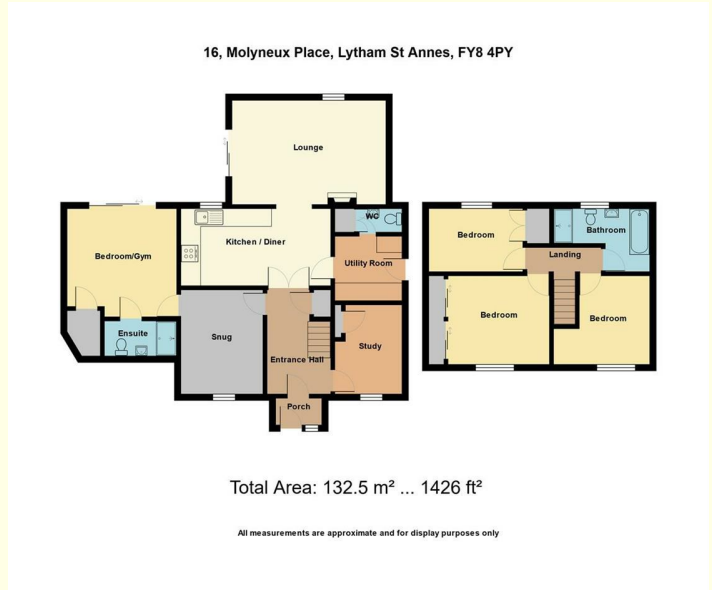
All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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.

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 our their own investigations before contract. Details Prepared September 2024



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
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