



ESTATE AGENTS • VALUER • AUCTIONEERS



24 Hermitage Way, Lytham

- Spacious End Mews Family House, 'Lincoln B' Style
- Superbly Presented Throughout
- Lounge, Study, Dining Room & Conservatory
- Fitted Breakfast Kitchen, Utility & Cloaks/WC
- Four Good Sized Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Attractive Front & Rear Gardens
- Garage
- Viewing Essential
- Leasehold, Council Tax Band E & EPC Rating C

£365,000

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



www.johnardern.com



24 Hermitage Way, Lytham

GROUND FLOOR

HALLWAY

18'4 x 6'9 max



Spacious central Hall approached through a composite outer door with an inset obscure double glazed leaded panel. UPVC obscure double glazed opening window to the side provides good natural light. Corniced ceiling. Single panel radiator. Staircase leads off to the first floor with a white spindled balustrade. Useful understair cloaks/store cupboard. White panelled doors leading off.

CLOAKS/WC

5'4 x 3'4



UPVC obscure double glazed opening window to the side elevation with a tiled display sill. Two piece white Roca suite comprises: Pedestal wash hand basin. Low level WC. Part tiled walls. Single panel radiator. Overhead light and high level circuit breaker fuses. Ceramic tiled floor.

STUDY

9' x 8'8



Useful separate reception suitable for a variety of uses to suit. UPVC double glazed window overlooks the front garden with a top opening light and fitted window blinds. Single panel radiator. Internet point.

LOUNGE

13'3 x 12'1



Tastefully presented principal reception room approached through double opening white panelled doors from the Hall. Two UPVC double glazed windows overlook the front aspect, both with top opening lights and window blinds. Two double panel radiators. Corniced ceiling. Two wall lights and an overhead ceiling light. Television aerial point. Focal point of the room is a fireplace with a display surround, raised hearth and matching inset supporting a gas fired living flame fire.



BREAKFAST KITCHEN

16'1 x 9'9 max



Good sized family Kitchen with a UPVC double glazed window enjoying an outlook over the rear garden. Two side opening lights and window blinds. Double opening UPVC double glazed French doors give direct rear garden access. Good range of eye and low level cupboards and drawers, incorporating a glazed display unit. Stainless steel single drainer Franke sink unit with a centre mixer tap. Set in laminate working surfaces with a matching splash back and concealed downlighting. Smeg slide in cooking range with a five ring gas burner hob, double electric oven and grill below. Brushed chrome splash back. Belling illuminated extractor canopy above. Ceramic tiled floor. Double panel radiator. Square arch leads to the Utility Room. Opening also leading to the adjoining Dining Room.



UTILITY ROOM

9'4 x 5'

Useful separate Utility area with a UPVC outer door with an inset obscure double glazed panel leading to the side and rear of the property. Eye and low level cupboards. Matching work surface and splash back. Space for a fridge/freezer. Space and plumbing for a washing machine. Wall mounted Ideal gas central heating boiler (3 years old). Matching tiled floor. Single panel radiator.

DINING ROOM

12'10 x 8'10



Nicely decorated reception room with a corniced ceiling and overhead light. Double panel radiator. Square arch leading to the adjoining Conservatory.

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CONSERVATORY

10'2 x 9'6



Well proportioned Conservatory providing a delightful extension to the ground floor accommodation. Having UPVC double glazed windows overlooking the rear garden with six top opening lights and window blinds. Double opening double glazed French doors giving direct garden access. Pitched glazed roof. Additional high level obscure double glazed windows to one side. Two wall lights. Television aerial point.

FIRST FLOOR LANDING

18'4 x 6'9



Spacious central Landing area approached from the previously described staircase with a matching spindled balustrade. UPVC double glazed window to the front elevation provides excellent natural light. Top opening light and fitted blinds. Corniced ceiling. Access to the part boarded loft space via a folding timber ladder. Single panel radiator. Matching white panelled doors leading off.

BEDROOM SUITE ONE

13'1 x 12'1



Tastefully presented principal en suite bedroom. UPVC double glazed window to the rear aspect with two side opening lights and fitted blinds. Single panel radiator. Corniced ceiling and an overhead light. Television aerial point. Door leading to the En Suite.

EN SUITE SHOWER ROOM/WC

7'1 into shower x 6'8



UPVC obscure double glazed opening window to the rear elevation. Three piece white suite comprises: Step in wide tiled shower cubicle with sliding glazed doors, a plumbed overhead shower and an additional hand held shower attachment. Vanity wash hand basin set in a wide display surround with cupboards and drawers below. Wall mirror above with canopied lighting and shaving point. Low level WC completes the suite. Chrome heated ladder towel rail. Part wood panelled walls. Overhead light and ceiling extractor fan.

BEDROOM TWO

12'1 x 9'2



Second double bedroom. Two UPVC double glazed windows enjoy an outlook to the front elevation with top opening lights and fitted blinds. Two single panel radiators. Overhead light.

BEDROOM THREE

8'9 x 8'



Third double bedroom with a UPVC double glazed window to the front elevation. Top opening light and window blinds. Single panel radiator.

BEDROOM FOUR

8'7 x 7'3

Fourth larger than average bedroom. UPVC double glazed window to the rear elevation with a side opening light. Single panel radiator.

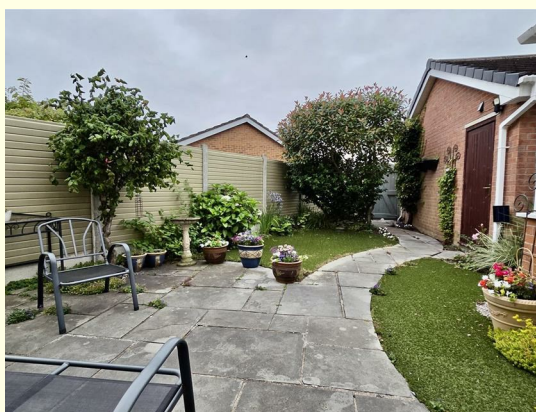
BATHROOM/WC

8'9 x 6'7



Family bathroom with a UPVC obscure double glazed opening window to the side elevation. Three piece white suite comprises: Panelled bath with a centre mixer tap, glazed screen and a plumbed overbath shower. Vanity wash hand basin set in a wide display surround with cupboards and drawers below. Wall mirror above with canopied lighting and shaving point. Roca low level WC. Overhead light and ceiling extractor fan. Part tiled walls and tiled floor. Single panel radiator. Built in airing cupboard houses a hot water cylinder with a pine shelf above for linen storage.

OUTSIDE



To the front of the property is a very attractively landscaped garden with a white picket fence and stone flagged pathway leading to the front entrance. Well stocked flower beds to either side and rockeries. External wall mounted coach light. External gas and electric meters. Timber gate to the side of the house leads directly to the rear garden.

To the immediate rear is a delightful enclosed L shaped landscaped garden with ease of maintenance in mind. Having a stone flagged patio and side stone chipped areas. Artificial lawned areas and a matching central stone flagged pathway. Well stocked side borders. Timber gate leads to the rear service road and the Garage.

GARAGE

18'9 x 9'2

Detached brick garage approached through an up and over door from the rear of the property. Pitched and tiled roof. Power and light connected. Wall mounted display shelving. Side personal door leading to the rear garden.

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CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from an Ideal boiler (3 years old) in the Utility serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units. We understand from the vendor the property also has the benefit of recently replaced in uPVC, Facias, soffits, roofline and guttering for low maintenance.

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 £160 (Solicitor to confirm) . Council Tax Band E

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £556 per annum is currently levied.

INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

A deceptively spacious four bedroomed end of mews family house, known as 'The Lincoln B', situated on the ever popular development known as Cypress Point built by Kensington Developments Ltd in the early 2000's. Cypress Point is conveniently placed within easy reach of both Lytham and St Annes town centres with their comprehensive shopping facilities and town centre amenities. Transport services and local shops are also readily available nearby in Ansdell on Woodlands Road, together with a number of local schools and golf courses also in close proximity. Viewing strongly recommended.

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

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24, Hermitage Way, Lytham St Annes, FY8 4FX



Total Area: 135.2 m² ... 1455 ft²

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	81

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		
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Not environmentally friendly - higher CO ₂ emissions		
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