



ESTATE AGENTS • VALUER • AUCTIONEERS



11 Blacksmiths Row, Lytham

- Detached 'Mayfair' Style Family House
- Delightful Open Views to the Front
- Lounge & Dining Room
- Dining Kitchen, Utility & Cloaks/WC
- Conservatory
- Four Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Garage & Driveway for Off Road Parking
- Private South Facing Rear Garden
- Freehold, Council Tax Band F & EPC Rating D

£350,000

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



www.johnardern.com



11 Blacksmiths Row, Lytham

GROUND FLOOR

Front covered entrance with an external wall light.

HALLWAY

4.57m x 2.18m (15' x 7'2)

Approached through a UPVC outer door with an inset obscure double glazed panel. Part wood effect laminate flooring to the entrance. Staircase leads to the first floor with a white spindled balustrade, Understair store cupboard. Corniced ceiling. Panel radiator with a decorative screen. Internal door leading to the integral Garage. White panelled doors leading off.



CLOAKS/WC

1.75m x 0.94m (5'9 x 3'1)

Obscure double glazed window to the front elevation with a top opening light. Fitted window blinds. Two piece white suite comprises: Roca low level WC. Roca pedestal wash hand basin with splash back tiling. Single panel radiator. Matching wood effect flooring. Corniced ceiling and overhead light.

LOUNGE

4.93m into bay x 3.43m (16'2 into bay x 11'3)

UPVC double glazed bay window overlooks the front open aspect. Three top opening lights. Double panel radiator. Corniced ceiling. Overhead light and two wall lights. Television aerial point. Focal point of the room is a fireplace with a display surround, matching raised hearth and inset supporting a gas coal effect living flame fire. Door leads to the Dining Room.



DINING ROOM

3.28m x 2.87m (10'9 x 9'5)

UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Double panel radiator. Corniced ceiling and overhead light. Door leading to the Kitchen.



DINING KITCHEN

5.41m x 3.25m max (17'9 x 10'8 max)

(max L shaped measurements) Family Kitchen approached from both the Hallway and Dining Room. UPVC double glazed window overlooks the rear garden with two top opening lights. Fitted roller blind. Eye and low level cupboards and drawers. Leisure one and a half bowl single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling. Built in appliances comprise: AEG four ring gas hob. Elica extractor canopy above. AEG electric oven and grill below. Space for a fridge/freezer. Corniced ceiling. Double panel radiator. Aerial point and power socket for a wall mounted TV. Square arch leading to the Utility. UPVC double glazed double opening doors lead to the Conservatory.



UTILITY ROOM

2.03m x 1.60m (6'8 x 5'3)

UPVC outer door with inset obscure double glazed panels leads to the side of the property. Matching eye and low level cupboards, pantry cupboard and work top. Splash back tiling. Plumbing for a washing machine. Single panel radiator. Corniced ceiling. Overhead light and extractor fan.

CONSERVATORY

3.30m x 2.92m (10'10 x 9'7)

Brick based Conservatory. UPVC double glazed windows overlook the rear south facing garden with five large opening lights. Double opening French doors give garden access. Pitched glazed ceiling with overhead lighting. Ceramic tiled floor.

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FIRST FLOOR LANDING

3.73m x 2.18m (12'3 x 7'2)

Spacious central landing approached from the previously described staircase with a matching white spindled balustrade. Access to loft space. Single panel radiator. Large built in airing cupboard houses a hot water cylinder and pine shelving for linen storage. Matching white panelled doors lead off.

BEDROOM ONE

4.42m x 3.48m (14'6 x 11'5)

UPVC double glazed window enjoys the superb open views to the front of the property. Two side opening lights. Single panel radiator. Corniced ceiling. Two fitted double wardrobes. Television aerial point. Door to the En Suite.



EN SUITE SHOWER ROOM/WC

2.79m x 2.21m max into shower (9'2 x 7'3 max into shower)

Arched UPVC obscure double glazed window to the front elevation with a lower opening light. Three piece white suite comprises: Wide step in shower cubicle with a folding glazed door and a plumbed shower. Vanity wash hand basin with cupboards and drawers below. Wall mirror above with canopied lighting and a shaving point. Roca low level WC completes the suite. Part tiled walls. Double panel radiator. Corniced ceiling. Overhead light and an extractor fan.

BEDROOM TWO

4.42m x 2.62m (14'6 x 8'7)

Second double bedroom. UPVC double glazed window benefitting from the front open views. Two side opening lights. Single panel radiator. Corniced ceiling. Telephone point.

BEDROOM THREE

3.48m x 3.28m (11'5 x 10'9)

Third double bedroom. Double glazed window to the rear aspect with two side opening lights and window blinds. Single panel radiator. Corniced ceiling.

BEDROOM FOUR

2.64m plus wardrobes x 2.44m (8'8 plus wardrobes x 8')

Fourth bedroom currently used as a Study. Double glazed window to the rear elevation with a side opening light and window blinds. Single panel radiator. Corniced ceiling. Fitted double and single wardrobe.

BATHROOM/WC

2.34m x 1.73m (7'8 x 5'8)

UPVC obscure double glazed window to the rear elevation with a side opening light and window blinds. Three piece white suite comprises: Corner panelled bath with a centre mixer tap and hand held shower attachment. Vanity wash hand basin with cupboards and drawers below. Wall mirror above with canopied lighting and a shaving point. Roca low level WC completes the suite. Part tiled walls. Double panel radiator. Corniced ceiling. Overhead light and an extractor fan.

OUTSIDE

To the front of the property is an open plan lawned garden with a side shrub border. A block paved driveway provides good off road parking and leads directly to the Garage. Timber gates to both side of the house lead to the rear Garden. External gas and electric meters.



GARAGE

5.31m x 2.49m (17'5 x 8'2)

Attached integral Garage. Approached through an up and over door. Internal personal door leading to the Hallway. Power and light connected. Wall mounted Vaillant gas central heating boiler. Wall mounted cupboard and laminate work top.

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CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Vaillant boiler in the Garage serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED (Note: some window panels have blown)

TENURE FREEHOLD/COUNCIL TAX

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

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

This four bedroomed detached house, known as 'The Mayfair' is situated on the ever popular development known as Cypress Point built by Kensington Developments Ltd. This particular property, owned by the same Vendor since new, and now in need of some updating, boasts an enviable location on the development with open views to the front and yards from the popular walk along the bridle path on the perimeter of Cypress Point. 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 THE PROPERTY

Strictly by appointment through 'John Arden & Company'.



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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, 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 out their own investigations before contract. Details Prepared March 2025

11, Blacksmith Row, Lytham St Annes, FY8 4UE



Total Area: 122.3 m² ... 1316 ft² (excluding garage)

All measurements are approximate and for display purposes only

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	79

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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