



ESTATE AGENTS • VALUER • AUCTIONEERS



27 Chandlers Rest, Lytham

- End Mews Family House
- Standing on a Large Corner Plot with Good Gardens to the Rear & Side
- Offering Great Potential
- Two Reception Rooms
- Kitchen & Cloaks/WC
- Three Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Garage & Off Road Parking
- No Onward Chain
- Leasehold, Council Tax Band D & EPC Rating C

£345,000

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



www.johnardern.com



27 Chandlers Rest, Lytham

GROUND FLOOR

COVERED ENTRANCE

With an overhead light.

HALLWAY

6.12m x 2.26m max (20'1 x 7'5 max)

(max L shaped measurements) Spacious entrance Hall approached through an outer door with inset obscure double glazed panels. Double panel radiator. Staircase leading off to the first floor with a spindled balustrade and side hand rail. Wall mounted room thermostat. Overhead light. White panelled doors leading off to the Lounge and Dining Room.

LOUNGE

3.99m x 3.61m (13'1 x 11'10)

Principal reception room with two arched UPVC double glazed windows overlooking the front aspect. Both with lower opening lights. Two double panel radiators. Television aerial point. Telephone and internet points. Corniced ceiling with an overhead light. Fireplace with a white display surround, raised marble effect hearth and inset supporting a gas living flame fire.



DINING ROOM

3.51m x 2.26m (11'6 x 7'5)

Sliding double glazed patio doors overlook and give direct access to the rear garden. Double panel radiator. Corniced ceiling with an overhead light. Door leading to the adjoining Kitchen.



KITCHEN

4.45m x 2.72m max (14'7 x 8'11 max)

Double glazed window overlooks the rear garden with a side opening light. Range of eye and low level cupboards and drawers. Stainless steel 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 with an extractor fan above. Lamona electric oven below. Plumbing for a dishwasher and washing machine. Space for a fridge/freezer. Double and single panel radiators. Wall mounted Alpha combi gas central heating boiler. UPVC outer door with an inset obscure double glazed panel leads to the side and rear gardens. Panel door to the WC.



CLOAKS/WC

1.93m x 0.94m (6'4 x 3'1)

UPVC obscure double glazed opening window to the side elevation. Two piece suite comprises: Pedestal wash hand basin with splash back tiling. Low level WC. Single panel radiator. Overhead light. Wall shelving.

FIRST FLOOR LANDING

3.15m x 1.93m (10'4 x 6'4)

Approached from the previously described staircase with a matching spindled balustrade. UPVC obscure double glazed window to the side elevation with a side opening light. Access to loft space. Single panel radiator. Built in linen store cupboard with pine shelving. White panelled doors leading off.

BEDROOM ONE

4.88m x 4.01m max (16' x 13'2 max)

(max L shaped measurements) Principal double bedroom. Three double glazed opening windows overlook the front of the property. Single panel radiator. Television aerial point. Overhead light. Door leads to the En Suite.



EN SUITE SHOWER/WC

2.16m into shower x 1.68m max (7'1 into shower x 5'6 max)

(max L shaped measurements) Three piece white suite comprises: Step in shower cubicle with a pivoting glazed door and plumbed shower. Vanity wash hand basin with a centre mixer tap and cupboard below. Wall mounted strip light incorporating a shaving point. Low level WC. Part tiled walls. Chrome heated ladder towel rail. Wall mounted mirror fronted bathroom cabinet. Overhead light and ceiling extractor fan.

BEDROOM TWO

3.25m x 2.64m (10'8 x 8'8)

Second double bedroom. Double glazed window overlooks the rear of the property with a side opening light. Single panel radiator. Overhead light.



BEDROOM THREE

3.43m x 2.08m (11'3 x 6'10)

UPVC double glazed window to the rear elevation. Side opening light. Single panel radiator. Overhead light.

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BATHROOM/WC

2.03m x 1.68m (6'8 x 5'6)

Family bathroom comprising a three piece suite. Panelled bath with an overbath Showerforce shower and glazed shower screen. Pedestal wash hand basin. Strip light incorporating a shaving point and mirror fronted bathroom cabinet. Low level WC. Overhead light and ceiling extractor fan. Part tiled walls. Chrome heated ladder towel rail.



OUTSIDE

To the front of the property is an open plan garden which has been block paved for ease of maintenance with a stone flagged pathway leading to the front covered entrance. Providing off road parking and adjoins the additional block paved driveway which leads to the Garage. Timber gate to the rear.

To the immediate rear is a good sized garden with a stone flagged sun terrace and rear lawn with side established borders, stocked with mature shrubs, tree and bamboo. The lawn continues to the side of the property with additional stone flagged patios areas. Garden tap. External lighting. External gas and electric meters.



GARAGE

Brick Garage with an up and over door.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Alpha combi boiler in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

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. Council Tax Band D

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LOCATION

A spacious three bedroomed end mews family house occupies a large corner plot on this small select development constructed by Kensington Developments Ltd in 1999 and is situated within close walking distance to LYTHAM GREEN with the Ribble Estuary and approximately 15 minutes walking distance to the centre of Lytham with its well planned shopping facilities and town centre amenities. There are bus services nearby on Preston Road leading directly into Lytham centre. There are a number of local primary schools within easy reach together with St Bedes Senior School. Viewing recommended to appreciate the potential this property has to offer.

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.

Digital Markets, Competition & Consumers Act 2024

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 June 2026

27, Chandlers Rest, Lytham St Annes, FY8 5AL



Total Area: 96.4 m² ... 1038 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		82
(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	

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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