JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

18 Molyneux Place, Lytham

- Deceptively Spacious Detached House
- Superbly Presented Throughout
- Lounge, Dining Conservatory & Modern Kitchen
- Ground Floor 4th Bedroom/Study & Cloaks/WC
- Three 1st Floor Bedrooms & Modern Shower Room/WC
- Off Road Parking for Two Cars to the Front with an Electric Car Charger
- Feature South Facing Private Landscaped Rear Garden
- Within Easy Reach of Lytham Hall & Lytham Town Centre
- Viewing Recommended
- Freehold, Council Tax Band D & EPC Rating C

£372,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

www.johnardern.com

18 Molyneux Place, Lytham

GROUND FLOOR

HALLWAY
7'8 x 5'9

Approached through an outer door with inset obscure double glazed panels. Overhead light. Turned staircase leads to the first floor with a side hand rail. Useful built in cloaks/store cupboard. Contemporary radiator in anthracite grey. Contemporary door with inset glazed panels leads to the Lounge.

LOUNGE
21'8 x 14' max

(max L shaped measurements) Spacious and tastefully presented reception room. UPVC double glazed opening window overlooks the front garden. Fitted 'Night & Day' blinds. Addtional double glazed window to the side elevation providing further good natural light. With a top opening light and matching window blinds. Two contemporary double panel radiators. Television aerial point. Two overhead lights. Sliding double glazed patio doors leading to the Dining Conservatory. Door leading off to the Kitchen.

DINING CONSERVATORY
13'2 x 10'6

Well proportioned Garden Room with a new solid roof fitted in 2024. UPVC

double glazed windows enjoy a private outlook over the rear garden with a number of upper stained glass leaded lights. Four top opening lights and fitted vertical window blinds. Double glazed double opening French doors give direct garden access. Double panel radiator. Wood effect laminate flooring. Television aerial point.

KITCHEN
14'8 x 8'2

Superb modern Kitchen fitted in 2022. UPVC double glazed window overlooks the rear garden with a side opening light and matching window blinds. Good range of fitted eye and low level cupboards and drawers. Useful fitted pantry cupboard. One and a half bowl single drainer sink unit with a centre mixer tap, set in wood effect working surfaces with matching splash back. Rangemaster slide in cooker with a four ring electric ceramic hob, electric oven and grill below. Stainless steel illuminated extractor canopy above. Space for a fridge/freezer. Two overhead pendant style light fittings. Wall mounted column radiator in anthracite grey. Wood effect laminate flooring. Door leading to the Inner Hall.

INNER HALL/UTILITY CLOAKROOM
7'8 x 5'9

The original Garage has been converted to provide additional excellent ground floor accommodation. With a UPVC obscure double glazed window to the side elevation. Top opening light and matching 'Night & Day' window blinds. Matching fitted eye and low level cupboards. Built in cupboard houses a wall mounted Baxi combi gas central heating boiler (fitted 2022). Cupboard below has space and plumbing for a washing machine. Doors leading off to the Cloaks/WC and ground floor Bedroom.

18 Molyneux Place, Lytham

CLOAKS/WC
5'3 x 2'8

UPVC obscure double glazed window to the rear elevation with a top opening light and matching blinds. Two piece modern suite comprises: Corner vanity wash hand basin with an offset mixer tap and cupboard below. Low level WC. Feature colour contrasting tiled walls. Matching wood effect flooring. Overhead ceiling spot light.

BEDROOM FOUR/STUDY
11'10 x 7'8

Currently used as a home office but could easily provide a fourth guest bedroom if required. UPVC double glazed window overlooks the front elevation with two side opening lights and matching window blinds. Internet point. Wood effect laminate flooring. Wall mounted power point and aerial socket for a wall mounted TV. Contemporary double panel radiator. Built in store cupboard. Additional built in gas/electric meter cupboard. Two inset ceiling spot lights.

FIRST FLOOR LANDING
8'6 x 2'6

Central landing approached from the previously described staircase. Overhead light. Contemporary panel doors leading off to all first floor rooms.

BEDROOM ONE
13'10 x 10'10

Nicely decorated principal double bedroom. UPVC double glazed window overlooks the front elevation. Two side opening lights and fitted window blinds. Single panel radiator. Two freestanding double wardrobes with sliding mirrored doors.

BEDROOM TWO
10'3 x 8'

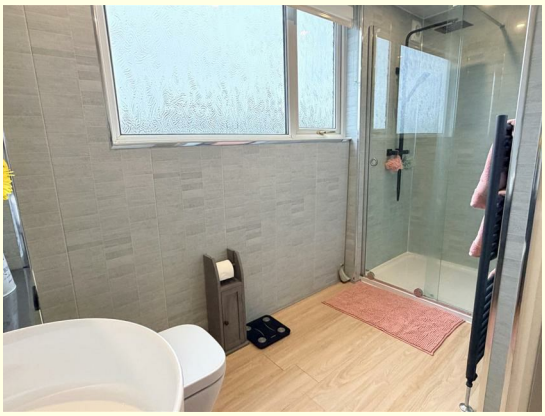
Second tastefully presented double bedroom. UPVC double glazed window to the front elevation with a side opening light and matching window blinds. Single panel radiator. Access to the part boarded loft space via a pull down wooden ladder. Wood effect laminate flooring.

BEDROOM THREE
14'2 max x 7'3

Third good sized bedroom currently used as a dressing room. UPVC double glazed window overlooks the rear of the property with a side opening light and matching window blinds. Single panel radiator. Freestanding double wardrobe sliding doors and inset mirrored panels.

SHOWER ROOM/WC

10'9 x 7'10 max



(max L shaped measurements) Modern family bathroom comprising a three piece suite fitted in 2022. UPVC obscure double glazed window to the rear elevation with a side opening light and matching window blinds. Wide shower cubicle with sliding glazed doors, a plumbed overhead shower and additional hand held shower attachment. Low level WC and an adjoining vanity hand wash basin with a centre mixer tap, display surround and drawers below. Mirror fronted bathroom cabinet above. Inset ceiling spot lights. Wall mounted heated ladder towel rail in anthracite grey. Attractive tiled walls. Wood effect flooring.

OUTSIDE

To the front of the property is an open plan garden which has been laid with Indian Stone paving and provides excellent off road parking for two cars. EV Charger (ohme Home Pro) Inset raised timber planter. External lighting and timber gate to the rear garden.

To the immediate rear is a superb enclosed garden enjoying a sunny south facing private aspect. Again very well landscaped for ease of maintenance with large ceramic tiled sun terrace areas and matching pathways. Central artificial lawn with established side shrub and conifer borders. Side raised timber planter. Timber framed arch and pathway leading to a timber Summer House with small raised deck and central opening door, power and light connected. Behind the Summer House is an additional stone flagged area providing a very useful concealed bin store area. Additional timber garden shed/bike store. External security lights, all weather power points and garden tap.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi (fitted 2022) boiler serving panel radiators and giving instantaneous domestic hot water.

18 Molyneux Place, Lytham

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX
The site of the property is held Freehold. Council Tax Band D

NOTE
The carpets, blinds and light fittings are included in the asking price.

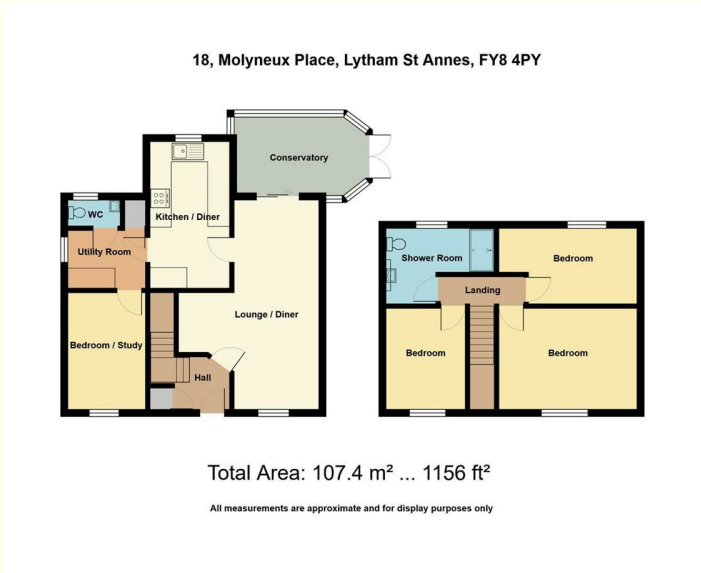
LOCATION
This deceptively spacious and very well presented three/four bedroomed detached chalet style house enjoys a cul de sac location with a feature private south facing rear garden. Situated on the popular development known as 'South Park' constructed originally in the early 1970's and being within easy walking distance to the centre of Lytham with its well planned shopping facilities and town centre amenities. The highly regarded Lytham Hall Park Primary School is an easy stroll away. Lytham Hall and its beautiful parkland are also within walking distance. Viewing essential.

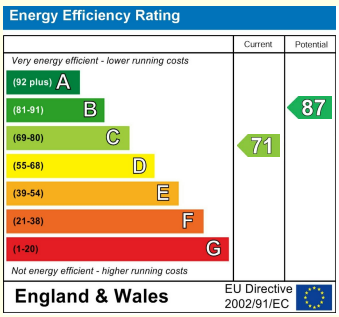
VIEWING THE PROPERTY
Strictly by appointment through 'John Ardern & Company'.

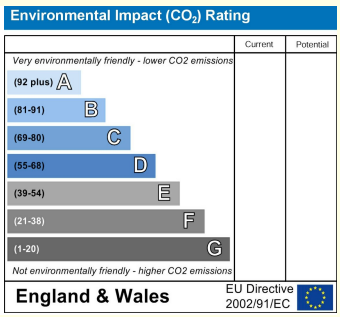
INTERNET & EMAIL ADDRESS
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD
John Ardern & 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 and Consumers Act 202
John Ardern & 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 November 2025







JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55

6 Park Street, Lytham, Lancashire, FY8 5LU
Tel: 01253 795555 • Fax: 01253 794455
www.johnardern.com
Principal: John M.Ardern FNAEA
Sales Manager: Zoe J. Ardern (BAHons) MNAEA

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

John Ardern & Company fort hemselves 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.