



ESTATE AGENTS • VALUER • AUCTIONEERS



## 124 Warton Street, Lytham

- Period Terraced House in the Heart of Lytham
- Yards from Lytham Green & the Town Centre
- Three Reception Rooms & Kitchen
- Four Bedrooms & Bathroom/WC
- Good Sized Loft Room with a Pull Down Ladder
- South Facing Rear Walled Garden
- Garden WC & Brick Store
- Gas Central Heating
- Viewing Recommended
- Leasehold, Council Tax Band C & EPC Rating D

**£395,000**

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



[www.johnardern.com](http://www.johnardern.com)



# 124 Warton Street, Lytham

## GROUND FLOOR

### ENTRANCE VESTIBULE

1.55m x 1.32m (5'1" x 4'4")

Approached through an outer door with a leaded glazed panel above providing good natural light. High level corniced ceiling with an overhead light. Dado rails. Built in gas meter cupboard. Additional fitted electric meter cupboard, also containing the circuit breaker fuse box. Stripped and polished wood floor. Wood panelled door with an inset decorative glazed panel leads to the Hallway. Glazed panels above and to either side of the door provide natural light.

### HALLWAY

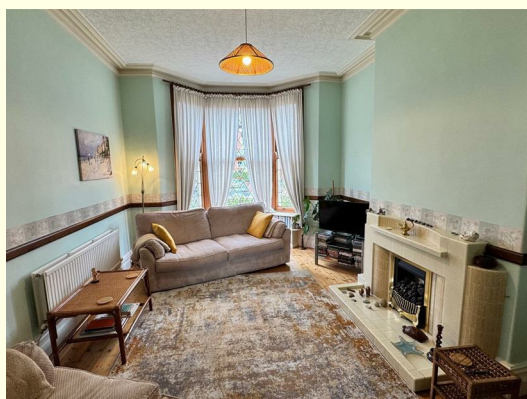
3.51m x 1.32m (11'6" x 4'4")

Attractive Hall with a matching stripped and polished wood floor. Corniced ceiling and dado rails. Single panel radiator. Wall mounted room thermostat. Turned staircase with a side hand rail leads to the first floor. Matching glazed panel doors leading off to both the Lounge and Dining Room. Note: All the pine woodwork, including skirting boards and the doors to both the ground and first floors have been previously hand waxed by the current vendors.

### LOUNGE

4.98m into bay x 3.43m (16'4" into bay x 11'3")

Principal reception room being open to the adjoining Dining Room. Walk in bay window overlooks the front garden with leaded single glazed sash windows. Feature fitted display book shelves to the lower bay. Stripped and polished wood floor. Double panel radiator. Corniced ceiling and dado rails. Television aerial point. Focal point of the room is a feature period tiled fireplace with a display surround and matching raised hearth supporting a gas coal effect living flame fire. Archway to the adjoining Dining Room.



### DINING ROOM

4.19m x 3.89m (13'9" x 12'9")

Leaded sash window to the rear aspect. Matching stripped and polished wood floor. Corniced ceiling and dado rails. Double panel radiator. Recessed brick display to the chimney breast with a stone hearth. Double doors reveal a useful under stair cloaks/store cupboard. Matching glazed hand waxed panel door leading to the third reception room.



### MORNING ROOM

4.72m x 3.35m (15'6" x 11')

Well proportioned reception room with a single glazed window overlooking the side garden area. Stripped and polished wood floor. Single panel radiator. Tiled hearth remains with the original built in glazed display cupboard to the chimney recess with drawers below. Archway to the Kitchen.



### KITCHEN

3.38m x 3.38m (11'1" x 11'1")

Sash window to the side elevation and an adjoining outer door with an inset glazed panel, providing rear garden access. Range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap, set in roll edged laminate working surfaces with splash back tiling. Space for a slide in cooker and a fridge/freezer. Fitted extractor canopy. Plumbing and spaces for both a washing machine and dishwasher. Single panel radiator. Beamed ceiling with inset ceiling spot lights.



### FIRST FLOOR LANDING

7.14m x 1.63m max (23'5" x 5'4" max)

Spacious split level landing approached from the previously described staircase. Corniced ceiling with a glazed sky light. Dado rails. Telephone point. Access to a spacious boarded LOFT ROOM via a pull down wooden framed ladder. Having a Velux double glazed pivoting roof light. Matching hand waxed pine panelled doors leading off.

### BEDROOM ONE

4.32m x 3.15m (14'2" x 10'4")

Leaded sash window enjoys an outlook to the front elevation with views along Warton Street. Double panel radiator. Stripped and polished wood floor. Focal point is a period tiled display fireplace.

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## BEDROOM TWO

4.19m x 3.12m (13'9 x 10'3)

Second double bedroom with a sash window overlooking the rear south facing aspect. Period tiled fireplace remains. Double panel radiator.



## BATHROOM/WC

2.36m x 1.73m (7'9 x 5'8)

UPVC obscure double glazed window to the side elevation with a top opening light and fitted window blinds. Three piece white suite comprises: Panelled bath with a centre mixer tap and over bath shower attachment. Pedestal wash hand basin. Low level WC completes the suite. Single panel radiator. Part tiled walls and floor. Pine panelled ceiling with an overhead light.



## BEDROOM THREE

3.30m x 2.64m (10'10 x 8'8)

Third good sized double bedroom with a sash window to the rear elevation. Double panel radiator. Stripped and polished wood floor. Built in airing cupboard houses a wall mounted Worcester combi gas central heating boiler with pine shelving below for linen storage space.



## OUTSIDE

To the front of the property is a walled cottage style garden approached through a white wooden pedestrian gate with a stone flagged pathway leading to the front entrance. The garden has been laid for ease of maintenance with central flower beds and stone chipped areas and side shrub borders.

To the immediate rear is a delightful south facing walled garden with stone chipped pathways and side raised flower beds. Garden tap. Rear lawn with further raised borders and a brick built BBQ area. Outside light. Double opening timber gates lead to South Warton Street. There is a useful Garden WC 5'1 x 3'1 with a glazed window providing some natural light. Additional brick built Garden Store 5'8 x 3'6 with power connected and display shelving.



## BEDROOM FOUR

Leaded sash window to the front elevation. Stripped and polished wood floor. Single panel radiator.



## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler in Bedroom Three serving panel radiators and giving instantaneous domestic hot water.

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years from 1st November 1894 subject to an annual ground rent of £3.50. Council Tax Band C

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## NOTE

We understand from the Vendors that the rear part of the main roof has been re slated.

## LOCATION

This well presented mid terraced four bedroomed period house with a south facing rear garden and useful loft room is situated in the heart of Lytham, within an easy stroll into the centre of town and being very close to LYTHAM GREEN and the RIBBLE ESTUARY. The property is within easy reach of local bus routes on Warton Street and Lytham train station is also close by. Other local points of interest nearby include Park View playing fields, Lytham Health Centre, a number primary and senior schools and Lytham Hall. Internal and external viewing 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthermarket.com](http://onthermarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## Digital Markets, Competition and Consumers Act 202

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124, Warton Street, Lytham St Annes, FY8 5EZ



Total Area: 132.8 m<sup>2</sup> ... 1430 ft<sup>2</sup>

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 | 78        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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