



ESTATE AGENTS • VALUER • AUCTIONEERS



11 Dock Road, Lytham

- Deceptively Spacious Mid Terraced Period House
- Ideal for First Time Buyers & Investors
- Within Easy Reach of Lytham Green & Lytham Centre
- Two Reception Rooms & Kitchen
- Three Bedrooms & Bathroom/WC
- Large Boarded Loft with Loft Ladder
- South Facing Walled Patio Garden to the Rear
- In Need of Some Updating
- No Onward Chain
- Leasehold, Council Tax Band B & EPC Rating D

£179,950

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



www.johnardern.com



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GROUND FLOOR

ENTRANCE VESTIBULE

Approached through a contemporary outer door with a double glazed panel above providing good natural light. Dado rail and tiled floor. Inner hardwood door with a decorative glazed panel leading to:

LOUNGE

4.85m x 3.78m (15'11 x 12'5)

Spacious principal reception room. Two UPVC double glazed windows overlook the front garden, both with lower opening lights. Single panel radiator. Television aerial point. Overhead light. Recessed display fireplace with a Dimplex electric coal effect stove. Obscure glazed panel door conceals the staircase leading to the first floor with a side hand rail. Matching part obscure glazed door leading to the Dining Room.



DINING ROOM

3.53m x 3.18m (11'7 x 10'5)

Second well proportioned reception room with the Kitchen adjoining. UPVC double glazed window to the rear elevation with a lower opening light. Double panel radiator. Wood effect laminate flooring. Focal point is a period cast iron fire surround with a raised stone hearth. To either side of the chimney breast are matching high level store cupboards with shelving.



KITCHEN

3.48m x 2.49m (11'5 x 8'2)

UPVC double glazed window overlooks the rear south facing garden with a top opening light. UPVC outer door with an inset obscure double glazed panel leads to the rear patio. Fitted low level cupboards and drawers. Ceramic sink unit with a centre mixer tap set in wood effect working surfaces. Built in four ring gas hob with an illuminated extractor canopy above. Bosch electric oven and grill. Plumbing for a washing machine. Lec freestanding fridge/freezer. Wall mounted Main combi gas central heating boiler. Single panel radiator. Door reveals a useful understair store/meter cupboard.



FIRST FLOOR LANDING

3.66m x 1.60m (12' x 5'3)

Split level landing approached from the previously described staircase with a spindled balustrade. Access to the loft. White panelled doors leading off.

BEDROOM ONE

3.76m x 2.79m plus reveal (12'4 x 9'2 plus reveal)

Principal double bedroom with a UPVC double glazed window overlooking the front elevation. Top opening light. Television aerial point. Single panel radiator. Overhead light.

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BEDROOM TWO

3.15m x 2.64m (10'4 x 8'8)

Second double bedroom with a UPVC double glazed window to the rear elevation. Lower opening light. Single panel radiator. Overhead light. Focal point is a period display fire surround.



BEDROOM THREE

3.35m x 1.65m max (11' x 5'5 max)

Third bedroom/study with a double glazed window to the front aspect. Top opening light. Single panel radiator. Overhead light.



BATHROOM/WC

2.49m x 2.31m (8'2 x 7'7)

Spacious family bathroom comprising a four piece white suite. UPVC obscure double glazed windows to both the side and rear elevations, both with lower opening lights. Panelled bath with splash back tiling. Corner step in shower cubicle with glazed sliding doors and a plumbed overhead shower. Pedestal wash hand basin with splash back tiling. Low level WC completes the suite. Ceramic tiled floor. Chrome heated ladder towel rail. Overhead light.



LOFT

4.75m x 4.22m approx (15'7 x 13'10 approx)

(some restricted head height) Good sized boarded loft providing excellent storage space, approached via a pull down wooden ladder. The loft has power and light connected. Double glazed pivoting roof light provides good natural light.

OUTSIDE

The front walled cottage style garden is approached through a timber pedestrian gate with a stone flagged pathway leading to the front entrance. The garden has been laid for ease of maintenance with stone chippings and having inset shrubs.

To the immediate rear is a good sized stone flagged walled patio style garden enjoying a sunny south facing aspect. Garden tap. Timber gate leads to the rear service road.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Main

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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 of £10 (vendor to confirm). Council Tax Band B

LOCATION

This deceptively spacious three bedroomed mid terrace period property is conveniently situated just off Preston Road with bus services running directly towards Lytham and St Annes and also towards Warton, Freckleton and Preston so also very convenient for BAE Systems at Warton. Dock Road is a pleasant stroll to Lytham Green and a little further into the centre of Lytham with it's comprehensive shopping facilities and town centre amenities.

Viewing recommended to appreciate the potential this property has to offer for first time buyers and investors. No onward chain.

VIEWING THE PROPERTY

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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 & Consumers Act 2024



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11, Dock Road, Lytham St Annes, FY8 5AG



Total Area: 77.9 m² ... 838 ft² (excluding loft room)

All measurements are approximate and for display purposes only

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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