



ESTATE AGENTS • VALUER • AUCTIONEERS



21 Beechwood Close, Lytham

- Modern Mid Mews Townhouse
- Entrance Hallway & Cloaks/WC
- Ground Floor Open Plan Living/Dining Kitchen
- 1st Floor Principal Lounge, Balcony & 2nd WC
- 1st Floor En Suite Bedroom with Dressing Room
- Three 2nd Floor Bedrooms & Bathroom/WC
- Enclosed Rear Garden, Integral Garage & Parking Space
- Gas Central Heating & Double Glazing
- Walking Distance to Lytham Centre
- Leasehold & EPC Rating B

£685,000

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



www.johnardern.com



21 Beechwood Close, Lytham

GROUND FLOOR

Open canopied entrance with two column supports and over head light.

ENTRANCE HALL

21'5 x 6'0



Most impressive hallway approached through an outer door with adjoining obscure double glazed panels. Solid oak floor. Turned staircase leads off with solid wood balustrade. Panel radiator set behind a decorative screen. Telephone point. Internal door gives direct access to the garage and utility area.

CLOAKS/WC

5'10 x 3'4



Matching solid oak wood floor. Two piece Roca white suite comprises: pedestal wash hand basin with chrome mixer tap and splash back tiling. Low level WC. Halogen downlights and extractor fan. Mirror fronted bathroom cabinet.

FAMILY DINING KITCHEN

22'6 x 16'4



Superb very spacious FAMILY dining-kitchen with matching solid oak floor. Excellent range of wall and floor mounted cupboards and drawers. Granite working surfaces with discreet downlighting. One & a half bowl stainless steel sink unit with moulded drainer and chrome mixer tap. Recently fitted island unit with granite work top and cupboards beneath. Built in appliances comprise: Neff automatic fan assisted double oven and matching microwave oven above. Four ring electric induction hob. Stainless steel illuminated extractor canopy above. Integrated Neff dishwasher and integrated fridge and freezer. Part tiled walls. Panel radiator adjoins the dining area. Further range of illuminated display cupboards with double glass doors and glass shelving and cupboards beneath. Halogen downlights and corniced ceiling. The kitchen extends into the family living area with double opening, double glazed doors and newly fitted full length panel double glazed windows enjoying delightful views of the enclosed rear garden. Further double panel radiator. Wiring and socket for wall mounted television.





FIRST FLOOR



Approached from the turned staircase leading to the central landing. Continuing solid wood staircase to the second floor. Walk in store room (6ft3 x 2ft7) with open shelving and over head light.

SECOND CLOAKS/WC

6'3 x 4'9

Ceramic floor and part wall tiles. Two piece Roca suite comprises: pedestal wash hand basin with chrome mixer tap and mirror above. Low level WC. Panel radiator. Halogen downlights and extractor fan. Full width wall mirror.

FIRST FLOOR LOUNGE

16'4 x 12'7



Most impressive principal reception room. Two double glazed windows with upper opening lights overlook the front elevation. Adjoining French door gives access to the SUN BALCONY. The focal point of the room is a polished stone fireplace with over mantle and matching hearth with gas coal effect living flame fire. Corniced ceiling with halogen downlights. Two panel radiators set behind decorative screen.

SUN BALCONY

Recently fitted new decking. Approached through double glazed French door from the lounge with wrought iron balustrade.

BEDROOM SUITE ONE



Most impressive Carl Josef fitted principal double bedroom. Double doors reveal a WALK IN DRESSING ROOM. Fitted head board with matching bedside units and a tall boy unit of drawers. Panel radiator. Double glazed window overlooks the rear elevation. Socket and wired for wall mounted television.

WALK IN DRESSING ROOM

6'2 x 6'

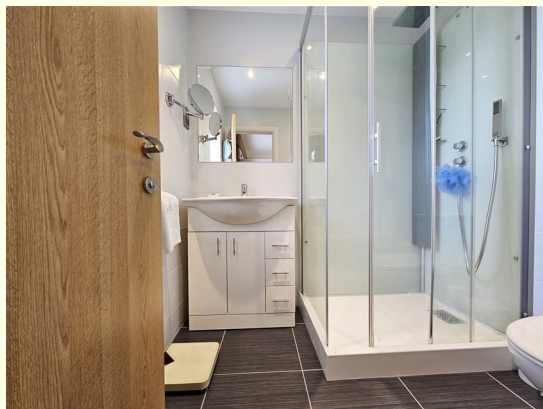
With hanging rails and open shelving

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EN SUITE SHOWER ROOM/WC

6'4 x 5'8



Ceramic floor and wall tiles. Three piece white suite comprises: tiled shower cubicle with a plumbed over head shower and separate hand shower. Sliding outer door. Vanity wash hand basin with cupboards and drawers beneath and mirror over. Wall mounted shaving point. The suite is completed by a Roca low level WC and side accessories. Chrome heated ladder towel. Obscure double glazed opening outer window.

SECOND FLOOR



Approached from the previously described turned staircase leading to the second floor landing with panel radiator. Corniced ceiling and access to the loft. Airing cupboard contains the Baxi gas central heating boiler and control panel.

BEDROOM TWO

16'4 into wardrobes x 12'7



Most impressive Carl Josef fitted double bedroom. Three matching double glazed

windows overlook the front elevation. Excellent range of fitted wardrobes with halogen canopy lighting and side open shelving. Matching fitted headboard with bedside drawer units and further knee hole dressing table with mirror above and halogen downlights. Full length wall mirror again with halogen downlighting.

BEDROOM THREE

12'9 x 8'4



Originally a third double bedroom but the present owner has changed this room into a library with an excellent range of Neville Johnson fitted quality book shelves with storage cupboards, drawer units and filing units beneath. Glass display areas and feature lighting. Double glazed window overlooks the rear elevation. Central arch leading into:

STUDY/BEDROOM FOUR

9'9 x 7'6



The original doors have been retained so the present accommodation could be returned to two separate bedrooms if required. Double glazed window overlooks the rear elevation. Panel radiator. Fitted as a study with central computer desk and side double cupboards.

BATHROOM/WC

7'8 x 5'8



With ceramic floor and part wall tiles. Three piece comprises: panelled bath with chrome mixer taps and plumbed shower above. Pivoting screen. Vanity wash hand basin with chrome mixer tap and mirror over. The suite is completed by a Roca low level WC. Wall mounted shaving point. Chrome heated ladder towel rail. Ceiling extractor fan.

OUTSIDE



To the front of the property there is a paved pathway with stone chipped borders with low box topiary hedging, approaching the porch entrance.

To the immediate rear there is a landscaped enclosed garden with paving stones and individual borders supporting maturing shrubs, conifers and trees. Due to its situation the garden in the Summer enjoys an excellent sunny position from mid morning to early evening. External garden tap and garden lights. A new garden gate leading to a bin storage area.



CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Baxi boiler in the second floor airing cupboard serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described all the windows have uPVC DOUBLE GLAZED units with opening lights having security locks.

GARAGE WITH UTILITY AREA

With an electrically operated up & over door and internal door leading directly into the main house. Power, light and water supplies. Directly in front of the garage there is block paved driveway for second car parking space. Utility Area comprises: wall mounted cupboards and shelving and laminate topped working surface. Inset single drainer stainless steel sink unit and plumbing facilities for automatic washing machine. Space for a tumble dryer and fridge/freezer.

LOCATION

This extremely attractive and very spacious mews town house is situated on this popular small select development known as 'Hastings Point' situated in the heart of Lytham within yards from the tree lined shopping facilities and town centre restaurants and cafe's and having excellent transport services including Lytham Railway Station. An internal inspection is strongly recommended to fully appreciate the well planned and tastefully finished accommodation which is a compliment to the present owner.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £370 per annum (2025) is currently levied.

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 £200. Council Tax Band E

INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

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

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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.

21, Beechwood Close, Lytham St Annes, FY8 4BF



Total Area: 154.4 m² ... 1662 ft² (excluding garage/utility)

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	
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			
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