



ESTATE AGENTS • VALUER • AUCTIONEERS



## 43 Victory Boulevard, Lytham

- Spacious Modern Detached 'Richmond Style' Family House
- Four Reception Rooms & Conservatory
- Fitted Family Dining Kitchen
- Utility & Cloaks/WC
- Two En Suite Double Bedrooms & Dressing Room
- Two Further Double Bedrooms & Bathroom/WC
- Gardens to the Front & Rear
- Double Garage, Driveway & Electric Car Charging Point
- Within Easy Reach of Lytham Centre
- Freehold, Council Tax Band G & EPC Rating C, No Onward Chain

**£850,000**

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



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





## 43 Victory Boulevard, Lytham

### GROUND FLOOR

#### ENTRANCE HALLWAY

18'8 x 8'8



Approached through an outer door with inset double glazed leaded panels. UPVC double glazed window overlooks the front garden with a top opening light and provides natural light to the central Hall and stairs. Turned staircase leads off to the first floor with a spindled balustrade. Oak wood flooring. Corniced ceiling. Single panel radiator. Useful built in cloaks/store cupboard. Matching doors leading off.

#### CLOAKS/WC

6'3 x 4'8



Matching oak flooring. Two piece white suite comprising: Roca low level WC. Ideal Standard pedestal wash hand basin with a centre mixer tap. Wall mirror above. Part tiled walls. Single panel radiator. Overhead light and ceiling extractor fan.

### STUDY

14' x 9'7



Two arched double glazed windows enjoy an outlook over the front garden, with centre opening lights. Double panel radiator. Matching oak floor. Corniced ceiling. Good range of fitted office furniture comprises: Two central kneehole desk units with extensive cupboards, drawers to either side and display shelving. Telephone point.

### LOUNGE

22'9 into bay x 12'9



Well proportioned principal reception room. Double glazed bay window overlooks the front aspect with five top opening lights. Two additional double glazed windows to the side elevation, again with top opening lights. Matching oak flooring. Corniced ceiling. Two wall lights. Television aerial point. Focal point of the room is a display fireplace with a matching raised hearth supporting a gas living flame fire. Two double panel radiators. Telephone point. Internal door leading to the Snug.

### SNUG/PLAYROOM

12'9 x 8'5



Flexible reception room lending itself to a variety of uses to suit. Double glazed window overlooks the rear garden with two side opening lights. Second double glazed window to the side providing further excellent natural light. Single panel radiator. Matching oak floor. Corniced ceiling.

## DINING ROOM

12'7 x 11'1



Family Dining Room approached through double opening doors from the main Hall. Double panel radiator. Corniced ceiling. Matching oak flooring. UPVC double glazed double opening French doors give direct access to the adjoining Conservatory. Matching full length double glazed panels to either side.

## CONSERVATORY

11'2 x 9'8



With a pitched glazed roof and overhead light. UPVC double glazed windows having views of the rear garden with upper leaded lights, four of which are opening lights. Double opening double glazed French doors give direct garden access. Two double panel radiators. Matching oak floor.

## DINING KITCHEN

18'10 x 13'10 max



(max L shaped measurements) Spacious family Kitchen leading off the Hallway with two double glazed windows overlooking the side of the property, with side opening lights. Double glazed double opening French doors overlook and give direct access to the rear Garden. Good range of eye and low level cupboards and drawers. One and a half bowl stainless steel single drainer sink unit with a centre mixer tap, set in roll edged working surfaces with splash back tiling and concealed downlighting. Matching central Island unit with further cupboards and drawers below. Built in appliances comprise: AEG five ring gas hob set into the Island with an illuminated extractor canopy above. Russell Hobbs electric double oven and grill. Russell Hobs microwave oven above. Fitted larder cupboards to either side. AEG integrated dishwasher and integrated fridge and freezer. Two double panel radiators. Corniced ceiling with a number of inset ceiling spot lights. Matching oak floor. Television aerial point. Telephone point. Door leading to the Utility Room.

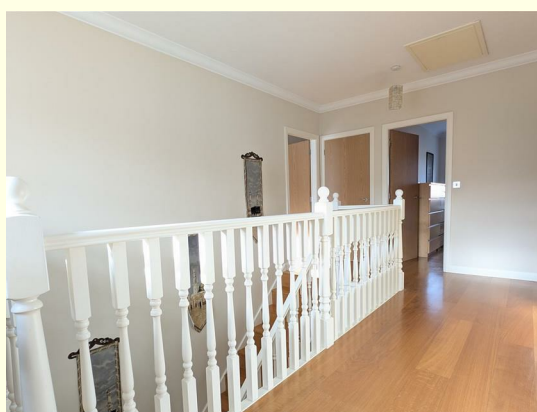
## UTILITY ROOM

9'4 x 6'4

Useful separate Utility. With an outer door having an inset obscure double glazed panel leading to the side and rear of the house. Wall mounted Vaillant gas central heating boiler (installed September 2024). Fitted work top with splash back tiling. Plumbing for a washing machine. Space for a tumble dryer and additional fridge/freezer. Overhead light and ceiling extractor. Matching oak flooring.

## FIRST FLOOR LANDING

17'4 x 9'6



Central Landing approached from the previously described staircase with matching spindled balustrade. UPVC double glazed window overlooks the front of the property with views along Victory Boulevard. Two top opening lights. Matching oak flooring. Corniced ceiling. Single panel radiator. Access to loft space. Built in airing cupboard with an overhead light houses a hot water cylinder. Additional built in store cupboard.



# 43 Victory Boulevard, Lytham



## BEDROOM SUITE ONE

19'8 x 13'10



Principal double en suite bedroom suite. Double glazed window overlooking the front aspect with three top opening lights. Single panel radiator. Corniced ceiling. Television aerial point. Oak wood flooring. Range of fitted bedroom furniture comprises: Bank of wardrobes. Kneehole dressing table with drawers either side and a matching wall mirror. Sliding door leading to the Dressing Room.

## DRESSING ROOM

10'4 x 6'3

Double glazed opening window to the rear elevation. Matching oak floor. Corniced ceiling and inset spot lights. Bank of fitted wardrobes with sliding doors and an inset mirrored panel. Single panel radiator. Door leading to the En Suite.

## EN SUITE BATHROOM/WC

10'3 x 7'4



Obscure double glazed opening window to the side elevation. Four piece white bathroom suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Tiled display. Wide step in shower cubicle with a folding glazed door, plumbed overhead shower, handheld shower attachment and multi body jets. Vanity wash hand basin with a centre mixer tap, cupboards and drawers below and an illuminated wall mirror above with shaving socket. Roca low level WC. Single panel radiator and additional chrome heated ladder towel rail. Oak flooring. Ceramic tiled walls. Inset ceiling spot lights and extractor fan.

## BEDROOM TWO

16'5 x 10'4 plus reveal



Second double en suite bedroom. Double glazed window to the rear aspect with two side opening lights. Single panel radiator. Oak flooring. Corniced ceiling. Door leading to the En Suite.

## EN SUITE SHOWER/WC

10'2 into shower x 3'3



Obscure double glazed window to the side elevation with a top opening light. Three piece white bathroom suite comprises: Step in shower cubicle with a folding glazed door and a plumbed overhead shower. Pedestal wash hand basin with a centre mixer tap. Roca low level WC. Single panel radiator. Oak flooring. Part tiled walls. Overhead light and extractor fan.

### BEDROOM THREE

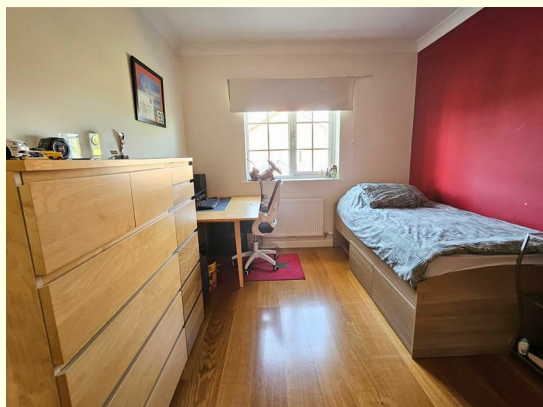
13' x 9'4



Third double bedroom. Two double glazed windows to the front aspect with top opening lights. Additional UPVC double glazed window to the side elevation. Single panel radiator. Oak flooring. Corniced ceiling.

### BEDROOM FOUR

13'3 x 8'7



Fourth good sized bedroom with a double glazed window to the rear elevation with a side opening light. Single panel radiator. Oak flooring. Corniced ceiling.

### BATHROOM/WC

13'4 x 6'5



Obscure double glazed window to the side elevation with a side opening light. Four piece white bathroom suite comprises: Panelled bath with a centre mixer tap. Wide step in shower cubicle with a folding glazed door and plumbed shower and display shelving. Vanity wash hand basin with a centre mixer tap, cupboards and drawers below and an illuminated wall mirror above with a shaving socket. Roca low level WC. Single panel radiator. Oak flooring. Part tiled walls. Overhead light and extractor fan.

### OUTSIDE



To the front of the property is a beautifully landscaped garden with wrought iron balustrades and a matching central gate with a recently laid (Summer 2025) Indian stone flagged pathway leading to the front entrance with external lighting. Lawned areas to either side with well stocked inset shrubs. Matching Indian Stone pathways lead down either side of the house.

To the immediate rear is an enclosed family garden with a matching Indian stone patio area, again laid in the Summer of 2025. Rear lawned area. Well stocked side borders with maturing trees and shrubs. Garden tap and external lighting. Timber gate leads to the front of the house and a 2nd gate leading directly to the driveway and Garaging.

# 43 Victory Boulevard, Lytham

## DOUBLE GARAGE

18'8 x 18'3



A block paved driveway leading off Nelson Way to the side of the property, provides good off road parking and leads directly to the double brick Garage. External electric car charging point. Timber gate leads to the rear Garden. The garage is approached through two electric up and over doors. Side personal door with an inset obscure double glazed panel. Pitched and tiled roof with loft storage space. Power and light connected. Garden tap.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Vaillant boiler (installed in September 2024) in the Utility Room serving panel radiators and domestic hot water.

## 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 G

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £398 per annum is currently levied.

## NOTE

The window blinds and light fittings are included in the asking price.

## LOCATION

This four bedroomed detached modern family house known as 'The Richmond' is situated on Lytham Quays and offers spacious well planned family accommodation. Lytham Quays is small development built by Kensington Developments in 2008 and is situated close to the start of Lytham Green and just a short stroll into Lytham centre with its comprehensive shopping facilities and town centre amenities. An internal and external viewing is essential to appreciate what this property has to offer. No onward chain

## 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), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## 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 January 2026



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

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

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

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 <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	



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.