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## 155 Blackpool Road, Lytham St Annes

- Detached Chalet Style Family Home
- Large Open Plan Lounge & Garden Room
- Modern Fitted Kitchen & Utility Area
- Two Ground Floor Double Bedrooms Or Reception Rooms
- Ground Floor Shower Room/WC
- Two First Floor Bedrooms, One With En Suite Bathroom/WC
- Gardens Front & Rear
- Garage & Driveway For Three Cars
- Gas Central Heating. EPC Rating D. Freehold, Council Tax Band F
- No Onward Chain

**£478,950**

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



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





## 155 Blackpool Road, Lytham St Annes

### GROUND FLOOR



### ENTRANCE HALL

13'5 x 9'7



(maximum 'L' shape measurements) Nicely appointed hallway approached through replacement outer door with centre double glazed obscure and leaded panel. Side obscure double glazed window. Panel radiator. Staircase leads off to the first floor. Open store cupboard. Second radiator adjoining the rear ground floor bedrooms.

### LOUNGE

20'8 x 12'9



Very spacious reception room with double opening, double glazed doors overlook and give access to the rear garden. Two panel radiators. Wide chimney breast with concrete hearth and provision for wall mounted television. Corniced ceiling. Fitted wall lights. The room is open plan to the garden room/dining room.

### LOUNGE



### **GARDEN ROOM/DINING ROOM**

**13'6 x 10'2**



With exposed polished wood floor. Double opening, double glazed doors and matching side windows overlook and give access to the rear terrace and gardens beyond. Panel radiator. Matching wall lights and corniced ceiling.

### **KITCHEN**

**12'8 x 9'2**



Modern (completely refitted 2023) nicely fitted kitchen with double glazed window enjoying views of the front gardens. Range of wall and floor mounted cupboards and drawers. Laminate working surfaces. Inset single drainer stainless steel sink unit with chrome mixer tap. Built in appliances comprise: Beko electric oven and grill. Lamona four ring ceramic electric hob. Chrome illuminated extractor canopy above. Hotpoint plumbed dishwasher. Integrated fridge and freezer. Floor kickspace electric convector heater. Inner door leads to the side utility passageway.

### **KITCHEN**



### **UTILITY PASSAGEWAY**

**16'2 x 3'6**

With plumbing facilities for automatic washing machine. Wall mounted Glow worm gas central heating boiler. Panel radiator. Glazed obscure glass ceiling light. Inner door leads to the attached BRICK GARAGE.

### **GROUND FLOOR BEDROOM ONE**

**14'3 x 11'3**



Well presented, spacious double bedroom with double opening, double glazed doors give access onto the rear garden. Panel radiator. Built in wardrobes.

# 155 Blackpool Road, Lytham St Annes



## BEDROOM TWO

10'8 x 9'6



Second well proportioned double bedroom. Double glazed picture window overlooks the front garden. Adjoining second double glazed window with obscure glass. Open wardrobe cupboard. Panel radiator.

## SHOWER ROOM/WC

9' into shower x 5'4



Modern three piece suite comprises: step in shower compartment with a plumbed shower and fixed glazed screen. Pedestal wash hand basin with chrome mixer tap. The suite is completed by a low level WC. Chrome heated ladder towel rail. Obscure double glazed outer window. Ceiling extractor fan and halogen downlights.

## FIRST FLOOR



Approached from the previously described staircase with a modern glass and hardwood balustrade leading to the upper landing.

## LANDING

11'3 x 5'8 plus side reveal

Airing cupboard contains an insulated hot water cylinder. Adjoining door gives useful access to the side roof void offering good storage.

## BEDROOM SUITE ONE

14'9 x 12'9 plus wardrobes



Spacious principal double bedroom with double glazed picture window enjoying delightful views looking over the front garden with the Japanese water gardens in the back ground. Range of fitted wardrobes to one wall with centre kneehole dressing table with mirror and strip light above. Panel radiator.



### EN SUITE BATHROOM/WC

9'9 x 6'8



(max measurements) Four piece white suite comprises: corner panelled bath. Step in shower compartment with an electric shower and sliding curved outer door. Pedestal wash hand basin with mirror above. The suite is completed by a low level WC. Chrome heated ladder towel rail. Obscure double glazed outer window with side opening light. Ceiling extractor fan and downlights.

### BEDROOM FOUR

12'8 x 10'6



Good sized fourth double bedroom with double glazed deep window overlooks the south westerly gardens. Panel radiator. Fixture cupboard and access to the side roof void.

### CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a recently installed Potterton boiler in the utility porch serving panel radiators and domestic hot water.

### DOUBLE GLAZING

Where previously described all the windows were replaced by in 2023.

### N.B

The exterior of the property has been 'K' rendered.

### OUTSIDE



To the front of the property there is a delightful lawned garden with well stocked shrub and flower borders and having a block paved driveway giving off road for three cars and leading to the attached garage.

To the immediate rear there is a spacious family lawned garden enjoying a South Westerly sunny aspect and having side shrub and flower borders. Outside garden tap and all weather electric power points.

### OUTSIDE



### GARAGE

17'4 x 9'5

With electrically operated up & over door. Personal door into the side passageway and kitchen. Wall mounted gas and electric meters with modern circuit breaker fuse box.

### LOCATION

This spacious well appointed detached family home offers very adaptable accommodation with two ground floor bedrooms or extra reception rooms.

# 155 Blackpool Road, Lytham St Annes

The property is situated in a quiet tree lined close off Heyhouses Lane.

The property and south westerly facing garden must be inspected to be appreciated. This area of Ansdell is very convenient for local shopping facilities on Woodlands Road and within a short walk to Lytham St Annes High School and Ansdell primary schools. Other points of interest include Fairhaven Golf Club and when the new link road is finished will give access to the M55 motorway within 5 minutes driving distance.

No Onward Chain

## TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band F.

## 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)

## THE GUILD

John Arden & 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](http://www.guildproperty.co.uk).

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## 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. Details Prepared June 2025



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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	80

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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