JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS








# 32 Freckleton Street, Lytham





- Spacious Mid Terraced Period House
- Minutes Walking Distance to Lytham Green & the Town Centre
- Two Reception Rooms
- Dining Kitchen & Utility
- Three Bedrooms
- Shower Room/WC
- Useful Boarded Loft Room with Access via a Pull Down Ladder
- Patio Style Rear Garden & Garage
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating D

## £315,000

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

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## GROUND FLOOR

### ENTRANCE VESTIBULE
**1.09m x 0.86m (3'7 x 2'10)**
Approached through an outer door with inset obscure double glazed leaded panels. Numbered obscure double glazed panel above providing further natural light. Decorative wood panelled walls and ceiling. Wood strip floor with a sunken mat well. Inner obscure leaded and stained glass panelled door leading to the Hall.

### HALLWAY
**3.18m x 0.99m (10'5 x 3'3)**
With a matching wood strip floor and staircase leading off to the first floor with a side hand rail. Corniced ceiling and dado rails. Wall light. Obscure glazed doors leading off to both Reception Rooms.

### LOUNGE
**4.42m into bay x 3.81m (14'6 into bay x 12'6)**
Spacious front reception room with a walk in UPVC double glazed leaded bay window overlooking the front garden. Two top opening lights. Double panel radiator. Corncied ceiling and centre decorative rose. Double panel radiator with a display shelf above. Television aerial point. Focal point of the room is a fireplace with a decorative white display surround, raised marble hearth and inset supporting an electric coal effect fire. Sliding glazed doors lead to the adjoining Sitting/Dining Room.



### SITTING ROOM
**4.01m x 4.01m (13'2 x 13'2)**
Second spacious Reception Room approached from both the Hallway and Lounge. Obscure glazed window to the rear elevation. Corniced ceiling and centre rose. Double panel radiator. Television aerial point. Again the focal point is a fireplace with a white display surround, raised marble hearth and inset supporting an electric coal effect fire. Obscure glazed door leading to the Kitchen.





### DINING KITCHEN
**4.19m plus reveal x 2.97m (13'9 plus reveal x 9'9)**
Family Dining Kitchen with a UPVC double glazed leaded window overlooking the rear garden with a central opening light and fitted vertical window blinds. Additional obscure glazed window to the Utility Room. Range of eye and low level cupboards and drawers. Incorporating a glazed display unit and corner display shelving. One and a half bowl stainless steel single drainer sink unit with a centre mixer tap set in roll edged laminate working surfaces with splash back tiling. Built in appliances comprise: Diplomat four ring gas hob with an illuminated extractor canopy above. Diplomat electric oven and grill. Integrated larder fridge. Cupboard conceals a wall mounted Potterton combi gas central heating boiler. Single panel radiator. Ceramic tiled floor. Pine panelled ceiling with inset spot lights. Useful understair store cupboard with wall light and housing the gas and electric meters. Obscure glazed door leading to the Utility.



### UTILITY
**4.17m x 1.52m (13'8 x 5')**
Useful separate Utility Porch with a pitched glazed roof. Matching ceramic tiled floor and double panel radiator. Laminate work top with plumbing for both a washing machine and dishwasher. Space for a tumble dryer and fridge/freezer. Two high level obscure double glazed windows to the side. Two wall lights. UPVC outer door with an inset obscure double glazed panel gives direct rear garden access.

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## FIRST FLOOR LANDING
**5.92m x 1.63m (19'5 x 5'4)**
Split level Landing approached from the previously described staircase with a polished wood spindled balustrade. Picture rails and dado rails. Feature stained glass ceiling light. Double panel radiator with display shelf over. Two wall lights. Access to the loft room via a pull down ladder. Panelled doors leading off.

## BEDROOM ONE
**4.95m x 3.45m (16'3 x 11'4)**
Full width principal double bedroom. Two UPVC double glazed windows overlook the front of the property. Top opening lights and fitted vertical window blinds. Corniced ceiling. Two wall lights. Television aerial point. Focal point is a decorative fireplace with a raised display hearth. Double and single panel radiators.





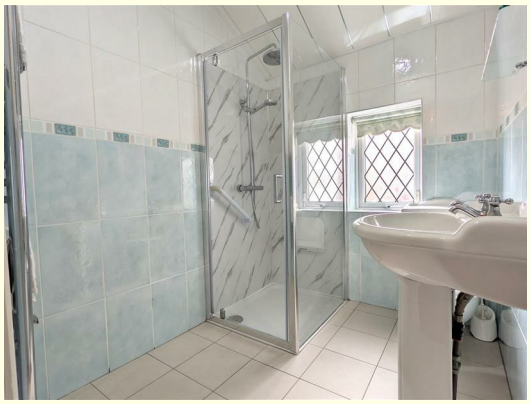
## BEDROOM TWO
**4.06m x 3.23m (13'4 x 10'7)**
Second large double bedroom. UPVC double glazed leaded window to the rear elevation with a top opening light. Double panel radiator and display shelf. Corniced ceiling. Overhead light and two wall lights. Bank of fitted wardrobes with two doubles and a single. Central dressing table with drawers below, mirror and storage above.



## BEDROOM THREE
**2.97m x 2.39m (9'9 x 7'10)**
Third good sized bedroom with a UPVC double glazed leaded window overlooking the rear of the property. Top opening light. Single panel radiator with display shelf. Wall light.



## SHOWER ROOM/WC
**2.08m x 1.65m (6'10 x 5'5)**
UPVC obscure double glazed leaded opening window to the side elevation. Three piece white suite comprises: Corner step in shower cubicle with a glazed pivoting door, plumbed overhead shower and additional hand held shower attachment. Pedestal wash hand basin with a glass display shelf above. Low level WC completes the suite. Ceramic tiled walls and floor. Chrome heated ladder towel rail. Panelled ceiling with an overhead light.



## LOFT ROOM
**4.57m x 4.27m approx (15' x 14' approx)**
(some restricted head height) Very useful boarded, carpeted and panelled loft room. Accessed from a pull down aluminium ladder. Power and light connected. Two Velux double glazed pivoting roof lights provide natural light.

## CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a Potterton 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 approx £3.50 (Solicitors to confirm). Council Tax Band C

# 32 Freckleton Street, Lytham

## OUTSIDE
To the front of the property is a walled patio style garden approached through a pedestrian gate with an asphalted pathway leading to the front entrance with an external wall light. The garden has been laid for ease of maintenance with stone flags and having inset and side shrub borders.

To the immediate rear is a walled garden again stone flagged for ease of maintenance. Garden tap and external lighting. Rear aluminium gate leads to the rear service road.



## GARAGE
**5.94m x 2.87m (19'6 x 9'5)**
Concrete panel Garage approached through an electric up and over door from the rear service road. Power and light connected. Side personal door leading to the rear garden. Glazed window provides some natural borrowed light.

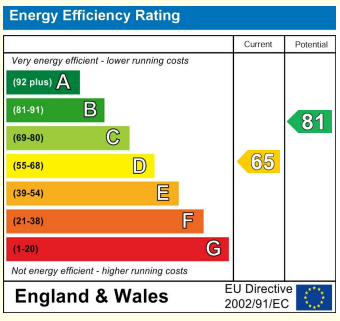
## LOCATION
A deceptively spacious three bedroomed mid terraced period property situated in the heart of Lytham on Freckleton Street, just off Warton Street. Conveniently situated within an easy stroll to LYTHAM GREEN and the Estuary and very close to the centre of Lytham with its well planned tree lined shopping facilities and town centre amenities. There are transport services running along Warton Street into Lytham, St Annes and beyond. An internal viewing is strongly recommended to appreciate the potential this property has to offer. No onward chain.

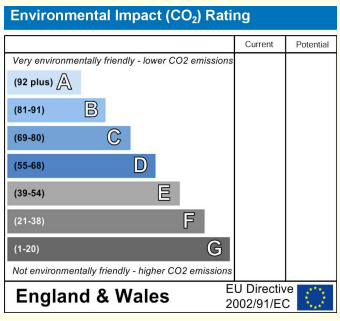
## VIEWING THE PROPERTY
Strictly by appointment through 'John Ardern & Company'.

## 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

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