JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

15 Cyprus Avenue, Lytham St Annes

- Deceptively Spacious Semi Detached Family House
- Excellent Location Yards Away from Fairhaven Lake & Granny's Bay
- Three Reception Rooms & Family Kitchen
- Three Bedrooms
- Bathroom/WC & Useful 2nd Separate WC
- Landscaped Gardens to the Front & Rear
- Garage & Excellent Off Road Parking for a Number of Cars
- Walking Distance to Local Schools
- Viewing Essential
- Freehold, Council Tax Band D & EPC Rating D

£469,950

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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15 Cyprus Avenue, Lytham St Annes

GROUND FLOOR
Covered entrance with an overhead light.

HALLWAY
17'2 x 10'11 max

(max L shaped measurements) Spacious Hall approached through a UPVC outer door with an inset stained glass leaded panel. UPVC obscure double glazed leaded windows to either side provide excellent natural light to the Hall and Stairs. Wood strip flooring. Double panel radiator. Corniced ceiling. Telephone point. Turned staircase leads to the first floor with a side decorative balustrade. Useful understairs cloaks/store cupboard with a light and housing the gas and electric meters. Glazed panel doors leading off.

LOUNGE
17'3 into bay x 13'5

Spacious principal reception room. UPVC double glazed bay window overlooks the front of the property with two top opening and a side opening light. Fitted vertical window blinds. Corniced ceiling. Four wall lights. Double panel radiator. Television aerial point. Internet point. Focal point of the room is an attractive fireplace with a raised hearth supporting a gas coal effect living flame fire. Full length double glazed windows to the inner wall overlook the adjoining rear Dining Room.

DINING ROOM
16'2 x 12'1

Second large reception room. Hardwood framed double opening glazed panel doors overlook and give access to the rear Sun Lounge. Corniced ceiling. Double and single panel radiators. Display arched recess to the chimney breast. Vertical blinds to the double glazed full length windows overlooking the Lounge.

KITCHEN
14'8 x 8'9

Two UPVC double glazed windows to the side elevation, one with a side opening light and fitted roller blinds. Good range of eye and low level cupboards and drawers. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap, set in wood effect laminate working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Five ring gas hob with an illuminated extractor canopy above and a recessed tiled display. Space for a microwave above. Hoover electric double oven and grill. Integrated fridge/freezer. Spaces and plumbing for a slimline dishwasher and slimline washing machine. Wood strip flooring. Double panel radiator. Two inset ceiling spot lights and overhead light. Double panel radiator. Glazed panel door leading to the rear Sun Lounge.

REAR SUN LOUNGE/LIVING ROOM
19'3 x 10'2

Delightful rear extended family reception room approached from both the Kitchen and Dining Room. Double glazed oriel bay window overlooks the rear garden with two top opening lights and a deep display sill. Double glazed UPVC French doors gives direct access to the rear garden with double glazed full length windows to either side. Fitted vertical window blinds. Two double panel radiators. Three overhead lights. Television aerial point. UPVC double glazed window to the side elevation with a top opening light. Adjoining UPVC outer door with an inset obscure double glazed panel leads to the side driveway.

FIRST FLOOR LANDING

Approached from the previously described staircase with a matching balustrade. Double glazed window to the side elevation provides excellent natural light to the Hall, Stairs and Landing areas. Side opening light. Access to the part boarded and insulated loft via an aluminium pull down ladder with a light and housing a Worcester combi gas central heating boiler (installed in August 2022). White panelled doors leading off.

BEDROOM ONE
17' into bay x 11'4 plus wardrobes

Well fitted principal double bedroom. UPVC double glazed bay

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window enjoys an outlook to the front of the property with views along Cyprus Avenue. Two side openings lights and fitted vertical blinds. Single panel radiator. Range of fitted Sharps bedroom furniture comprises: Two single wardrobes with overbed storage and matching bedside cupboards. Two double wardrobes and built in shelves.

BEDROOM TWO
16'2 x 11'10

Second fitted double bedroom. Double glazed window overlooks the rear aspect with a side opening light. Fitted vertical blinds. Single panel radiator. Fitted Sharpes furniture comprises a double and single wardrobe with overbed storage units and matching bedside cupboards. Corner kneehole dressing table with cupboard to the side.

BEDROOM THREE
8' x 7'6

Third fitted single bedroom with a double glazed window overlooking the front elevation. Side opening light and vertical blinds. Single panel radiator. Wall mounted overbed store cupboards. Matching fitted double wardrobe. Overhead light and wall light.

BATHROOM/WC
9' x 8'9

Spacious family bathroom comprising a five piece 'Champagne' coloured suite by Genesis Bathrooms. UPVC obscure double glazed window to the rear with a side opening light and roller blind. Tiled panelled bath with a centre mixer tap and hand held shower attachment. Corner shower cubicle with curved glazed sliding doors and a plumbed shower. Laufen low level WC and adjoining Bidet. Vanity wash hand basin set in a laminate surround with cupboards and drawers below and to the side. Canopied illuminated mirror above incorporating shaving points. Panelled ceiling with five inset ceiling spot lights and extractor fan. Heated ladder towel rail. Ceramic tiled walls. Amtico tiled floor.

SECOND SEPARATE WC
5'9 x 5'

Very useful 2nd WC. UPVC obscure double glazed opening window to the side elevation with fitted roller blind. Two piece

suite by Genesis Bathrooms comprises: Semi concealed low level WC. Adjoining vanity wash hand basin set in a laminate display surround. Centre mixer tap and double cupboard below. Illuminated mirror above and wall mounted shaving point. Ceramic tiled walls. Panelled ceiling with two inset spot lights. Amtico tiled floor. Heated ladder towel rail.

OUTSIDE

To the front of the property is a good sized walled garden approached through double opening wrought iron gates. Laid for ease of maintenance with stone chippings with central bed stocked with inset shrubs and further corner flower beds. Blocked paved pathway leads to the front covered entrance with an overhead light. A matching block paved driveway provides excellent off road parking for a number of cars and leads down the side of the property through a 2nd set of double opening gates to further secure off road parking in front of the Garage. Garden tap and external lighting.

A wrought iron gate leads to the rear enclosed walled garden which has been beautifully landscaped. With a raised composited decked patio area and having a modern corner glass balustrade. Step leads down to the central lawn surrounded by stone flagged pathways which lead through a wrought iron arch to a rear patio area with well stocked raised flower and shrub borders and climbing plants. To the rear of the Garage is a delightful private patio enjoying the evening setting sun, again stone flagged with a circular stone feature. Raised flower beds, stone chippings and trellis work with climbing plants.

GARAGE

19'7 x 8'9

Concrete panel Garage approached through an up and over door. Power and light connected.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (installed August 2022) in the loft serving panel radiators and giving instantaneous 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 D

LOCATION

This very tastefully presented three bedroomed semi detached family property enjoys a highly sought after residential location

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within yards of Fairhaven Lake with its many leisure and sporting attractions along with AKS primary and senior schools. Granny's Bay and the promenade are also within very short walking distance. Bus services run along Clifton Drive to both Lytham and St Annes town centres with their comprehensive shopping facilities, restaurants and bars. Royal Lytham Golf Course is also within easy reach, together with a number of other primary schools and Lytham St Annes High School. Viewing strongly recommended to appreciate the family accommodation this property has to offer including its beautiful landscaped rear garden.

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 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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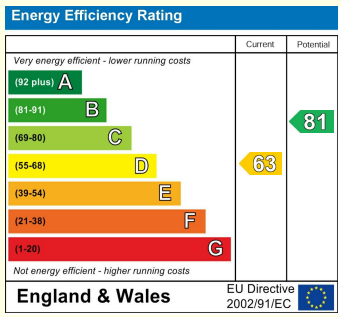
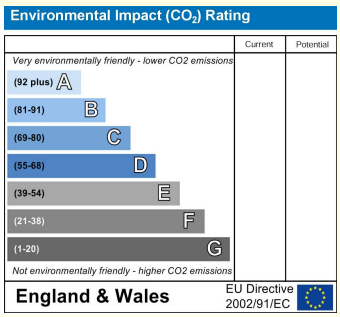
John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry our their own investigations before contract. Details Prepared June 2026





The Property Ombudsman

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