



ESTATE AGENTS • VALUER • AUCTIONEERS



## 20 Cyprus Avenue, Lytham St Annes

- Large Semi Detached Family House
- Excellent Location Yards from Fairhaven Lake
- Two Reception Rooms & Conservatory
- Modern Kitchen, Utility & Cloaks/WC
- Four Good Sized 1st Floor Bedrooms
- Modern Shower Room/WC & 2nd Separate WC
- 2nd Floor 5th Bedroom/Loft Conversion with En Suite Bathroom/WC
- Attractive Walled Gardens to the Front & Rear
- Driveway for Off Road Parking
- Freehold, Council Tax Band E & EPC Rating D

**£579,950**

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



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



## 20 Cyprus Avenue, Lytham St Annes

### GROUND FLOOR

#### HALLWAY

17'5 x 6'6 minimum



Spacious entrance Hall approached through a modern (2025) replacement outer door with an inset double glazed stained glass panel. Feature original hardwood stained glass window to the side providing further good natural light. Single panel radiator. Access to the gas meter. Coved ceiling and display plate racks. Turned staircase leads off to the first floor with a spindled balustrade. Solid wood flooring throughout. White panelled doors leading off to the Lounge and Dining/Sitting Room.

#### LOUNGE

17'5 into bay x 14'7



Very well proportioned principal reception room. Large UPVC double glazed walk in bay window overlooks the front garden. Two side opening lights. Double panel radiator. Matching solid wood flooring. Corniced ceiling and dado rails. Overhead light

and three wall lights. Television aerial point. Focal point of the room is a fireplace with a display surround, raised polished hearth supporting a gas coal effect living flame fire.

#### DINING/SITTING ROOM

19' x 12'



Second large family reception room. Double glazed aluminium framed sliding patio doors gives direct access to the Conservatory with the rear garden beyond. Matching wood floor. Single panel radiator. Corniced ceiling with an overhead light and inset ceiling spot lights. Wall mounted pebble effect gas living flame fire.

#### REAR HALLWAY

With doors leading off to the Cloakroom and Breakfast Kitchen.

#### CLOAKROOM

6'8 x 4'

Useful Cloakroom with an outer hardwood door leading to the side of the property. Matching wood flooring. Single panel radiator. Overhead light. Door reveals a deep understair store cupboard with shelving, an overhead light and housing the electric meter and circuit breaker fuse box. Additional door leading to the Cloaks/WC.

#### CLOAKS/WC

6'11 x 3'6 plus cupboards

UPVC obscure double glazed window to the side elevation with a top opening light. Two piece white suite comprises: Low level WC. Pedestal wash hand basin. Matching wood flooring. Corniced ceiling. Bank of fitted cupboards with shelving and concealing a Potterton combi gas central heating boiler, fitted in May 2021.

## BREAKFAST KITCHEN

11'9 plus reveal x 11'2



Superb modern Kitchen installed in 2025. With two UPVC double glazed windows overlooking the side elevation, both with lower opening lights. Comprising a good range of eye and low level cupboards and drawers. Incorporating a large pull out larder cupboard. One and a half bowl stainless steel sink unit with a moulded Quartz draining board. Centre mixer tap. Quooker instant boiling water tap. Set in matching Quartz working surfaces with splash back. Built in appliances comprise: Neff four ring electric ceramic hob. Bosch illuminated extractor above. Electric double oven and grill. Integrated Hisense dishwasher with matching cupboard front. Space for a fridge/freezer. Double panel radiator. Inset ceiling spot lights. Attractive Luskentyre oak flooring. UPVC glazed door leads to the Conservatory and Utility Room.

## CONSERVATORY

16'5 x 13'7 max



(max L shaped measurements) UPVC double glazed windows overlook the rear garden with two large side opening lights and two additional top opening lights to the side obscure double glazed windows. Central double opening double glazed French doors give direct garden access. Fitted vertical window blinds. Ceramic tiled floor. Two single panel radiators. Pitched glazed insulated ceiling. Panelled door to the Utility.

## UTILITY ROOM

6'1 x 4'5

Useful separate Utility Room with a UPVC double glazed window to the side elevation. Top opening light. Fitted eye and low level cupboard with work top. Plumbing for a washing machine. Space for a tumble dryer or additional fridge/freezer. Single panel radiator. Overhead light.

## FIRST FLOOR LANDING



Central landing approached from the previously described

# 20 Cyprus Avenue, Lytham St Annes



staircase. Continuing staircase leads to the 2nd floor loft conversation/5th en suite bedroom. Feature original stained glass picture window to the side elevation providing good natural light to both sets of stairs. Picture rails have been retained. White panelled doors leading off to all 1st floor rooms.

## **BEDROOM ONE** 14'7 x 12'10



Large tastefully decorated double bedroom. UPVC double glazed window overlooks the rear of the property with a side and top opening light. Fitted vertical window blinds. Single panel radiator. Corniced ceiling. Fitted bedroom furniture comprises: Two double wardrobes, three single wardrobes with two inset mirrored panels. Central cupboards with display shelving above. Adjoining three drawer unit/dressing table.

## **BEDROOM TWO** 14'7 x 12'2



Second double bedroom. UPVC double glazed window

overlooks the front of the property with views along Cyprus Avenue. Central opening light. Single panel radiator. Corniced ceiling and picture rails. Two fitted double wardrobes and a single wardrobe with storage above. Central knee-hole dressing table with drawers to either side.

## **BEDROOM THREE** 11'9 plus reveal x 11'8

Third good sized double bedroom. UPVC double glazed window to the rear aspect with side and top opening lights. Fitted vertical blinds. Corniced ceiling and picture rails. Single panel radiator. Wood effect laminate flooring. Two fitted double wardrobes with storage above and central shelving.

## **BEDROOM FOUR** 9'9 x 8'3

Fourth larger than average bedroom currently furnished as a study. UPVC double glazed window to the front elevation. Top opening light. Single panel radiator. Overhead spot lights.

## **SHOWER ROOM/WC** 6'5 x 5'10



Modern family Shower Room fitted in 2025. UPVC obscure double glazed window to the side elevation with a top opening light and fitted roller blind. Three piece white suite comprises: Wide step in shower cubicle with sliding glazed doors, a plumbed overhead shower and additional hand held shower attachment. Wall hung wash hand basin with a centre mixer tap. Roca semi concealed low level WC with a Gerberit dual flush completes the suite. Part tiled walls and ceramic tiled floor. Two ceiling spot lights. Chrome dual heated ladder towel rail.

## 2ND SEPARATE WC

6'4 x 2'8

Useful 2nd WC, again fitted in 2025. UPVC obscure double glazed window to the side aspect with a top opening light and fitted roller blind. Wall hung wash hand basin with a centre mixer tap and illuminated mirror above. Rak Ceramics semi concealed low level WC with a Gerberit dual flush. Part tiled walls and ceramic tiled floor. Two ceiling spot lights. Single panel radiator.

## 2ND FLOOR LANDING

Good sized loft conversion completed in 1989 providing a 5th bedroom with en suite. Overhead light and ceiling spot light.

## BEDROOM FIVE

19'9 x 12'2 max



(max L shaped measurements and some restricted head height) Two Velux double glazed roof lights to the front elevation. Additional large Velux roof light to the rear (note: the blown glazing is due to be replaced). Two single panel radiators. Fitted display headboard. Access to roof eaves. Bank of fitted wardrobes with sliding doors and central shelving. Door to the En Suite.

## EN SUITE BATHROOM/WC

8'6 x 6'5



(some restricted head height) Velux double glazed roof light to

the rear elevation. Three piece coloured suite comprises: Panelled bath with a Mira 88 overbath shower with shower curtain. Pedestal wash hand basin set in a laminate display surround with cupboards and shelving below. Low level WC. Part tiled walls. Single panel radiator. Inset ceiling spot lights.

## OUTSIDE



To the front of the property is an attractive walled garden recently laid with a new lawn and surrounded by well stocked flower and shrub borders. An adjoining asphalted driveway provides off road parking and is approached through double opening gates and continues to the front covered entrance with external lighting. A new side timber gate and pathway leads down the side of the property with a 2nd new gate leading to the rear garden.

To the immediate rear is a good sized enclosed family garden enjoying a sunny westerly facing aspect. With a stone flagged sun terrace and rear lawn, which again has been newly turfed. Very well kept and stocked curved flower and shrub borders with timber trellis work and climbing plants. External lighting. Garden tap. Timber garden shed.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Potterton combi boiler (installed May 2021) in the Cloaks/WC serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the majority of principal windows have been DOUBLE GLAZED

## TENURE FREEHOLD/COUNCIL TAX

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

## LOCATION

This deceptively spacious five bed roomed semi detached family property enjoys a highly sought after residential location within yards of Fairhaven Lake with its many leisure and sporting attractions along with AKS primary and senior

## 20 Cyprus Avenue, Lytham St Annes

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.

### VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

### INTERNET & EMAIL ADDRESS

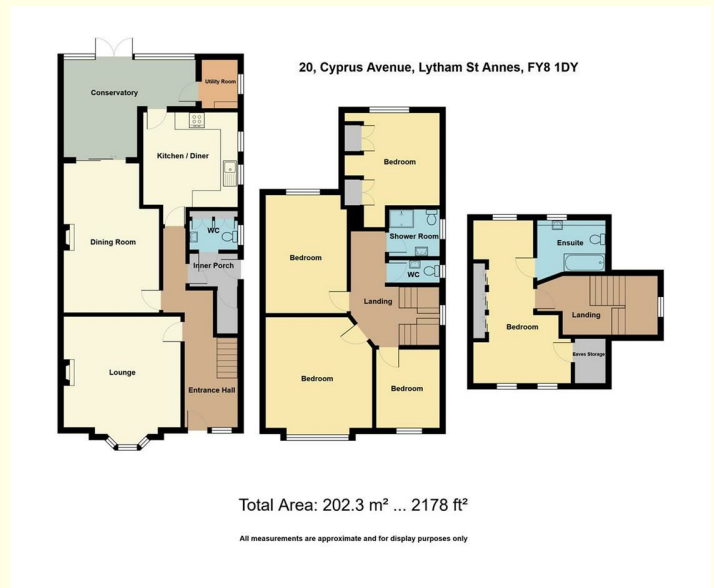
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

### THE GUILD

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

### Digital Markets, Competition & Consumers Act 2024

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 out their own investigations before contract. Details Prepared April 2026



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		60	78				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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