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## 34 Westby Street, Lytham

- Beautiful Mid Terraced Family House
- In the Heart of Lytham
- Spacious Lounge with a Bay Window
- Stunning Family Dining Kitchen
- Study & Utility Room/Cloaks/WC
- Three 1st Floor Double Bedrooms & Family Bathroom/WC
- Two Lower Ground Double Bedrooms & Shower Room/WC
- Attractive Walled Gardens to the Front & Rear
- Viewing Essential
- Leasehold. Council Tax Band D & EPC Rating D

**£625,000**

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



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



## 34 Westby Street, Lytham

### GROUND FLOOR

#### ENTRANCE HALLWAY

25'8 x 5'10

Superbly appointed entrance hall approached through a hardwood outer door. Double glazed panel above with inset house number. Attractive wood laminate flooring. Corniced ceiling. Period style cast iron radiator. Staircase with a white spindled balustrade leads to the first floor Bedrooms & Bathroom. Staircase also leads off to the converted basement and the superb Teenagers Suite.

#### LOUNGE

18'8 into bay x 12'10



Tastefully appointed principal reception room with matching wood floor. Walk in bay window with UPVC double glazed opening sash windows and elevated views over the front elevation. Fitted 'Night & Day' window blinds. The focal point of the room is a gas coal effect living flame fire set within a cast iron period fireplace with a decorative tiled inset and tiled hearth. Television, Sky and telephone points. Open shelving to the side of the chimney breast with inset halogen downlights. Corniced ceiling and centre decorative rose.

#### UTILITY ROOM/CLOAKS WC

8' plus cupboards x 4'6

Very useful separate Utility & WC. Two piece white suite comprises: Pedestal wash hand basin with a centre mixer tap. Low level WC. Plumbing facilities for a washing machine. Modern range of eye & low level cupboards. Tiled floor. Ceiling extractor fan and inset spot lights.

#### STUDY

9'9 x 7'7

Superb home office/study leading off the Dining Kitchen. Well

fitted with a matching range of furniture comprising cupboards, drawer and kneehole desk. UPVC double glazed window with a lower opening light overlooks the rear elevation. Four inset ceiling downlights. Double panel radiator. Telephone point.

#### FAMILY DINING KITCHEN

28'8 x 12'1



Stunning family Dining kitchen being open plan to the Hallway. Excellent range of eye & low level fixture cupboards and drawers with discreet downlighting and matching breakfast bar. Granite working surface with an inset one & a half bowl moulded sink with centre steel mixer tap and moulded draining board. Frosted glass splash back. Smeg 'range' cooker with electric double oven oven and grill and a five ring gas hob. Stainless steel illuminated extractor hood over. Integrated Electrolux dishwasher with a matching cupboard front. Large Baumatic American style fridge/freezer. Polished tiled floor with water filled under floor heating. UPVC double glazed window with two side opening lights and a frosted glass sill overlooks the rear walled garden. Second UPVC double glazed window with side opening lights overlooks the side aspect and provides further excellent natural light. Matching UPVC double glazed outer door gives direct garden access. Television aerial point. Inset ceiling spot lights and fitted ceiling speakers.



## LOWER GROUND FLOOR



## TEENAGERS SUITE

Approached from the previously described staircase from the kitchen. Ideal as a TEENAGERS SUITE or self contained accommodation. With a central Hallway having inset ceiling spot lights and a fitted open wine rack.

## BEDROOM FOUR/LOUNGE

14'1 x 10'3



Spacious fourth double bedroom currently furnished as a Sitting Room. UPVC 'tilt & turn' opening window with fitted window seat takes light from the front elevation. Double panel radiator. Feature obscure glass block internal wall to Bedroom Five. Fitted cupboard contains the gas and electric meters. Five inset ceiling spot lights.

## BEDROOM FIVE

14'1 x 10'3



Fifth double bedroom with a UPVC double glazed personal door giving direct rear garden access. Double panel radiator. Six inset ceiling spot lights. Television aerial point.

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## SHOWER ROOM/WC

8'5 x 3'7



Modern three piece white suite comprises: step in tiled shower compartment with a plumbed shower and pivoting outer doors. Pedestal wash hand basin with centre mixer taps and illuminated mirror over. The suite is completed by a low level WC. Ceramic tiled walls and floor. Wall mounted extractor fan.

## FIRST FLOOR LANDING

19'3 x 5'9 max

(max L shaped measurements) Approached from the previously described staircase leading to the split level landing. Decorative period sky light gives natural light to the stairs and landing areas. White panelled door leading off.

## BEDROOM ONE

14'2 + wardrobes x 12'6



Tastefully appointed full width principal double bedroom with a bank of modern wardrobes with sliding doors. Two UPVC

double glazed opening sash windows overlook the front elevation. Fitted window blinds. Two low level double panel radiators below. Provisions for a wall mounted TV.

## BEDROOM TWO

12'3 x 11'3



Second spacious and delightfully appointed double bedroom. UPVC double glazed window with opening light overlooks the rear elevation. Double panel radiator. Access to the spacious part boarded loft.

## BEDROOM THREE

12'2 x 12'1



Third deceptive double bedroom with a UPVC double glazed window overlooking the side elevation. Opening light and fitted roller blind. Double panel radiator. The focal point of the room is a period cast iron fireplace. Fitted modern double wardrobe with sliding doors and inset mirrored panels.

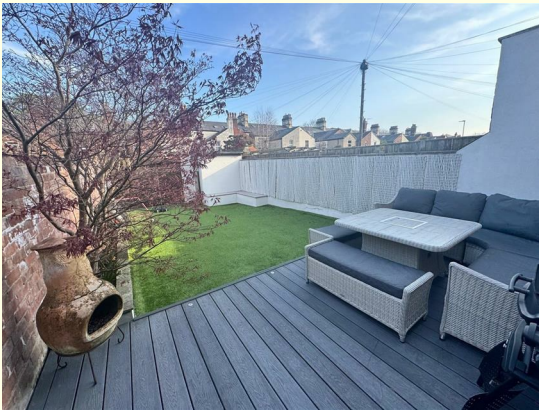
## **BATHROOM/WC**

9'3 x 8'10



Four piece modern family bathroom suite comprises: Tiled bath with a centre mixer taps and hand held pull out shower attachment. Tiled displays. Step in corner shower compartment with a plumbed overhead shower and additional hand held shower attachment. Curved glazed sliding outer doors. Fixture wash hand basin with centre mixer taps. The suite is completed by a semi concealed low level WC. Chrome electric ladder heated towel rail. Part ceramic tiled walls. Integrated ceiling speaker and inset spot lights. Obscure UPVC double glazed window with side opening light. Fitted roller blind.

## **OUTSIDE**



To the front of the property there is delightful walled cottage style garden laid for ease of maintenance with stone chippings and having side borders. All weather external power point. Timber decked pathway and stone steps leads to the front door. External wall mounted coach light.

To the immediate rear there is a landscaped walled garden laid with an artificial lawn again for ease of maintenance with a side raised walled border supporting two Japanese Maple trees. A raised composite decked patio adjoins the immediate rear of the house with inset deck spot lights. Matching composite decking and steps leading to the side door to the Kitchen. Gate and further steps lead to the lower converted basement. To the rear of the garden is an electric roller door leading to the rear service road, so it would be possible to create an off road parking space if required. Useful brick built store with power and light supplies connected and adjoining is a fitted 'L' shaped seating area. Garden tap. Outside security lighting.

## **PERMIT PARKING**

Properties in Zone A including Cleveland Road, Westby Street, Talbot Terrace and Bannister Street obtain parking permits from Lancashire County Council at the cost of £25 per year which include two main car parking permits and two annual visitor parking permits.

## **CENTRAL HEATING (COMBI)**

The property enjoys the benefit of gas fired central heating from a Worcester Bosch combi boiler concealed in the Kitchen serving panel radiators and giving instantaneous domestic hot water. There is also underfloor heating to the Dining Kitchen.

## **DOUBLE GLAZING**

Where previously described the windows have been DOUBLE GLAZED with UPVC frame.

## **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 £3. Council Tax Band D

## **INTERNET CONNECTION**

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

## **LOCATION**

This extremely spacious mid terraced five bed roomed period property has been the subject of considerable modernisation and expenditure over the years and is situated right in the heart of Lytham's Conservation area with the comprehensive town centre shopping facilities and amenities literally just yards away. Other local points of interest include being in

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walking distance to a number of primary and senior schools including Lytham Hall Park, St Peter's and Lytham C of E primary schools together with St Bedes senior school. Lytham Hall, Fairhaven and Green Drive Golf Clubs are also close by. It cannot be too highly stressed that an internal and external inspection is strongly recommended to fully appreciate the well planned accommodation this property has to offer.

## 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).

## Consumer Protection from Unfair Trading Regulation

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 2025



6 Park Street, Lytham, Lancashire, FY8 5LU  
Tel: 01253 795555 • Fax: 01253 794455  
[www.johnardern.com](http://www.johnardern.com)

Principal: John M.Ardern FNAEA  
Sales Manager: Zoe J. Ardern (BAHons) MNAEA

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) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC
	64		79



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