



## 30 Hermitage Way, Lytham

- Modern 'Charleston' Style Mews House
- Hallway & Cloaks/WC
- Spacious Lounge
- Fitted Breakfast Kitchen & Adjoining Open Plan Dining Room
- Three Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Attractive Enclosed Garden to the Rear
- Garage, Gas Central Heating & Double Glazing
- Viewing Recommended, No onward chain
- Leasehold, Council Tax Band D, EPC Rating C

**£240,000**

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



**www.johnardern.com**

# 30 Hermitage Way, Lytham

## GROUND FLOOR

### HALLWAY

3.86m x 0.97m (12'8 x 3'2)

Approached through a UPVC outer door with an inset obscure double glazed leaded panel. Ceramic tiled flooring throughout. Corniced ceiling. Turned staircase leads to the first floor with a white spindled balustrade. Useful understair store cupboard with a light. White panelled doors leading off.



the rear garden with two side opening lights. Fitted 'Night & Day' window 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 roll edged laminate working surfaces with matching splash back. Matching peninsular breakfast bar. Wine rack. Built in appliances comprise: Zanussi four ring electric induction hob. Black glazed splash back and illuminated extractor above. Electric double oven and grill. Integrated fridge/freezer. Integrated Zanussi dishwasher and washer/dryer, all with matching cupboard fronts. Concealed wall mounted Worcester gas central heating boiler (2017). Wall mounted programmer control. Matching tiled floor. Double panel radiator. Square arch leading to the adjoining Dining Room.



### CLOAKS/WC

1.57m x 0.97m (5'2 x 3'2)

UPVC obscure double glazed opening window to the front elevation. Fitted roller blind. Two piece white Roca suite comprises: Pedestal wash hand basin. Low level WC. Overhead light. High level circuit breaker fuses. Single panel radiator. Matching tiled floor.



### LOUNGE

5.00m x 3.15m (16'5 x 10'4)

Tastefully presented and spacious principal reception room. UPVC double glazed oriel bay window overlooks the front aspect with two side opening lights and a deep display sill. Fitted roller blinds. Double panel radiator. Television aerial point. Two wall lights and an overhead light. Corniced ceiling. Focal point of the room is a fireplace with a display surround, matching raised hearth and inset supporting a gas coal effect living flame fire.



### DINING ROOM

3.43m x 2.39m (11'3 x 7'10)

UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Fitted blinds. Corniced ceiling. Double panel radiator. Matching tiled floor.



### BREAKFAST KITCHEN

4.75m x 2.82m (15'7 x 9'3)

Good sized modern fitted Kitchen (installed 2017). UPVC double glazed window enjoys an outlook over

# 30 Hermitage Way, Lytham



## FIRST FLOOR LANDING

3.38m x 1.70m (11'1 x 5'7)

Approached from the previously described staircase. Matching spindled balustrade. Access to the part boarded loft space. Built in airing cupboard houses an Ariston hot water cylinder. Matching white panelled doors leading off.

## BEDROOM ONE

4.52m x 3.71m (14'10 x 12'2)

Good sized principal double bedroom. Two UPVC double glazed windows overlook the front of the property with two top opening lights and fitted roller blinds. Single panel radiator. Corniced ceiling and overhead light. Door to the En Suite.



## BEDROOM THREE

2.95m x 2.21m (9'8 x 7'3)

Third double bedroom currently used as a home office. UPVC double glazed window overlooks the rear of the property with a side opening light. Fitted roller blind. Single panel radiator.



## EN SUITE SHOWER/WC

2.41m x 1.93m (7'11 x 6'4)

Obscure UPVC double glazed window to the front elevation with a top opening light and fitted roller blind. Tiled display sill. Three piece white suite comprises: Step in shower cubicle with a pivoting glazed door and plumbed shower. Vanity wash hand basin with cupboards and drawers below. Wall mirror above with canopied light and shaving point. Roca low level WC completes the suite. Chrome heated ladder towel rail. Part tiled walls and floor. Ceiling extractor fan.



## BATHROOM/WC

2.01m x 1.93m (6'7 x 6'4)

Family bathroom comprising a three piece white suite. Panelled bath with a centre mixer tap and hand held shower attachment. Tiled display shelf. Roca pedestal wash hand basin with a mirror above and glass display shelf. Strip light incorporating a shaving point. Roca low level WC. Single panel radiator. Part tiled walls and floor. Ceiling extractor fan and overhead light.



## OUTSIDE

To the front of the property is an open plan garden, attractively laid for ease of maintenance with stone

# 30 Hermitage Way, Lytham

chippings and inset shrubs. With a block paved pathway leading to the front covered entrance with an external wall light. External gas and electric meters.

To the immediate rear is a delightful enclosed garden, again well presented with a crazy paved effect patio and a rear lawn with inset stepping stones. Side shrub borders. Garden tap. External light. Timber gate leads to the side service road and bin store area.



## GARAGE

5.69m x 3.02m (18'8 x 9'11)

Single garage approached through an up and over door from the rear service road, with parking space in front of the Garage. Pitched roof. UPVC door with an inset obscure double glazed panel gives convenient direct access to the rear garden.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler (installed 2017) in the Kitchen serving panel radiators and 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 £130. Council Tax Band D

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £556 per annum is currently levied.

## INTERNET CONNECTION

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

## LOCATION

This very tastefully presented three bedroomed mid mews house, known as "The Charleston" is situated on the ever popular development known as Cypress Point built by Kensington Developments Ltd. Cypress Point is conveniently placed within easy reach of both Lytham and St Annes town centres with their comprehensive shopping facilities and town centre amenities. Transport services and local shops are also readily available nearby in Ansdell on Woodlands Road, together with a number of local schools and golf courses also in close proximity. 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)

## 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 March 2025

30, Hermitage Way, Lytham St Annes, FY8 4FX



Total Area: 94.7 m<sup>2</sup> ... 1020 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(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		

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		



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.