



ESTATE AGENTS • VALUER • AUCTIONEERS



54 Warton Street, Lytham

- Spacious Mid Terraced Period House
- Within Close Walking Distance to Lytham Green & Lytham Town Centre
- Two Reception Rooms
- Fitted Kitchen & Sun Lounge Leading Off
- Cloaks/WC
- Three 1st Floor Bedrooms, Store Room & Spacious Bathroom/WC
- Very Useful Loft Conversion
- South Facing Rear Patio Garden & Large Garage to the Rear with Utility Area
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating D

£425,000

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



www.johnardern.com



54 Warton Street, Lytham

GROUND FLOOR

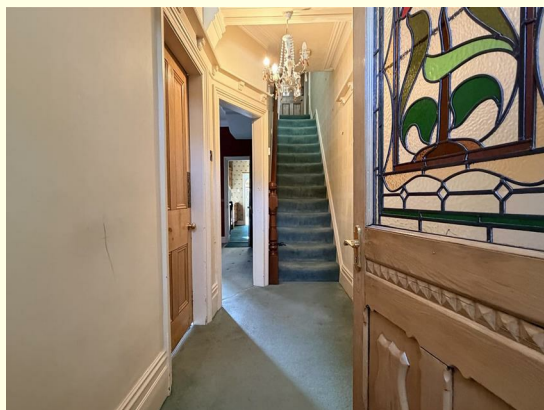
ENTRANCE VESTIBULE

5'6 x 4'3

Approached through a hardwood outer door with a glazed panel above providing natural light. Corniced ceiling and overhead light. Side built in gas meter cupboard. Inner pine door leading to the Hall with an attractive inset stained glass leaded panel and matching decorative panels to either side and above the door.

HALLWAY

10'5 x 4'5



Staircase leads off to the first floor with a side handrail. Corniced ceiling and decorative arch. Display plate rack. Single panel radiator. Telephone point. Pine panelled doors leading off to the Lounge & Dining/Sitting Room.

LOUNGE

15'4 into bay x 11'3



UPVC double glazed bay window overlooking the front garden with two top opening lights. Single panel radiator. Detailed corniced ceiling and centre rose with an overhead light. Television aerial point. Focal point of the room is a fireplace with a wooden display surround, raised tiled hearth and decorative tiled inset with supporting a gas coal effect living flame fire.

DINING/SITTING ROOM

14'3 x 12'7



Second well proportioned reception room with a UPVC double glazed window to the rear elevation. Top opening light. Double panel radiator. Corniced ceiling and centre rose with an overhead light. Dado rails. Wall light point. Fireplace with a pine display surround, raised polished hearth and inset with a gas coal effect living flame fire. Pine panelled door leading to the adjoining Kitchen.

KITCHEN

14'5 x 9'9



Well fitted family Kitchen. Double glazed window to the side elevation with a large lower opening light. Good range of eye and low level cupboards and drawers. Incorporating a wine rack and spice drawers, corner display shelving, plate rack and pull out wicker basket drawers. Wide one and a half bowl single drainer sink unit with a centre mixer tap, set in work surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: De Detrich four ring gas hob set into the recessed exposed brick chimney breast, an illuminated extractor above with a decorative tiled splash back. De Detrich electric oven and grill. Steam oven above. Space for a microwave oven. De Detrich integrated dishwasher and fridge/freezer. Inset ceiling spot lights and a feature hanging wrought iron display pan rack. Door reveals a deep understair cloaks/store cupboard with power and light connected, display shelving and housing the electric meter and circuit breaker fuse box. Archway leading off the Kitchen to the Sun Lounge.

SUN LOUNGE

13'8 x 9'10 max



Large third reception room with sliding double glazed patio doors with blinds, overlooking and giving direct access to the south facing rear garden. UPVC double glazed window to the

side with top and side opening lights. Adjoining UPVC double glazed door also giving garden access. Ceramic tiled floor. Double panel radiator. Television aerial point. Pitched part glazed and part pine panelled ceiling. Overhead light. Wall mounted corner cupboard with shelving. Pine panelled door to the WC.

CLOAKS/WC

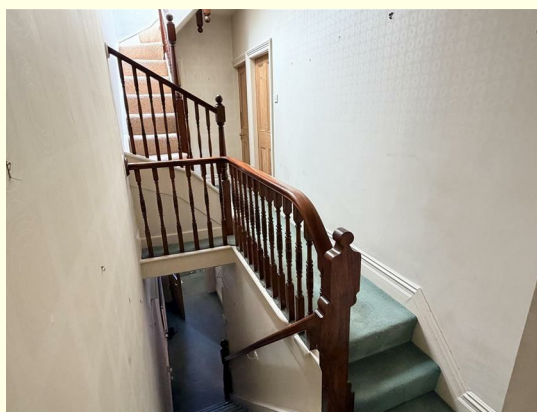
4'2 x 3'1



Two piece white suite comprises: Low level WC. Wash hand basin with splash back tiling. Matching tiled floor. Overhead light.

FIRST FLOOR LANDING

17'4 x 5'6



Spacious split level landing approached from the previously described staircase with a spindled balustrade. A turned staircase continues to the 2nd floor Loft Room. Low level small under stair store cupboard. Arch to the rear landing and pine panelled doors leading off to the 1st floor bedrooms.

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BEDROOM ONE

14'4 x 10'2



UPVC double glazed window overlooks the south facing rear aspect with a top opening light. Single panel radiator. Television aerial point. Telephone point. Good range of fitted bedroom furniture comprises: Two single wardrobes with matching bedside drawer units and glazed illuminated shelving displays above. Further overbed storage units. Additional double and single wardrobes with a mirrored side panel. Adjoining wide dressing table with drawers and cupboards below.

BEDROOM TWO

13'2 x 7'6 plus wardrobes



UPVC double glazed window overlooks the front elevation with a top opening light. Single panel radiator. Again well fitted with two double wardrobes and a single wardrobe with shelving. Central display with a cupboard below and matching wall mirror with further storage above.

BEDROOM THREE

10'3 x 7'1



UPVC double glazed window to the front elevation with a top opening light. Single panel radiator with display shelf over.

REAR LANDING

High level store cupboard. Pine panelled door leading off to the Store Room and an attractive part stained glass leaded door to the Bathroom/WC.

STORE ROOM

7'1 x 5'5



Useful store/linen room with a UPVC double glazed window to the side elevation. Top opening light. Single panel radiator. Display shelving. Wall mounted Vaillant combi gas central heating boiler.

BATHROOM/WC

9'9 x 8'6



Spacious family bathroom comprising a four piece suite. UPVC obscure double glazed window to the side elevation with a top opening light. Corner panelled bath. Step in corner shower cubicle with curved sliding glazed doors, a plumbed overhead shower and additional hand held shower attachment. Shires pedestal wash hand basin with an illuminated mirror above. Low level WC completes the suite. Part pine panelled walls and part tiled walls. Three inset ceiling spot lights. Double panel radiator.

2ND FLOOR LOFT CONVERSION

14'8 x 9'5



Useful converted and carpeted loft room approached via a narrow turned staircase with spindled balustrade. Pitched ceiling with three inset spot lights. Large Velux double glazed pivoting roof light to the rear aspect. Access to roof eaves for storage. Two fitted double wardrobes. Dressing table with drawers below, wall mirror and shelving to the side.

OUTSIDE



To the front of the property is a 'cottage' style walled garden approached through a wrought iron pedestrian gate with matching railings. The garden has been laid with stone chippings an attractive variety of mature tree, shrubs and flowering plants. A stone flagged pathway leads to the front entrance with an external wall light.

To the immediate rear is a south facing walled patio style garden with a stone flagged pathway, an external wall light and well stocked raised side flower and shrub borders. Leading to a raised stone flagged sun terrace with an adjoining small artificial lawned area. Again supported by established borders incorporating a feature mature conifer. Garden tap.



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LARGE GARAGE

17'6 x 16'3

Good sized brick Garage approached from South Warton Street through an electric up and over door. Adjoining hardwood personal door also leading off South Warton Street. Hardwood glazed window provides some natural borrowed light. Rear part glazed personal door leading directly to the rear garden. Power and light connected. Side Utility area with a ceramic Belfast style sink. Plumbing for a washing machine and space for a tumble dryer, additional fridge/freezer etc. Fitted wall mounted cupboards.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Vaillant combi boiler 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 £15 (Solicitors to confirm). Council Tax Band C

LOCATION

This spacious mid terraced three bedrooomed period house with a useful 2nd floor loft room is situated in the heart of Lytham, an area of Warton Street known as 'Ribblestone Terrace', within an easy stroll into the centre of town and being very close to LYTHAM GREEN and the RIBBLE ESTUARY. The property is within easy reach of local bus routes on Warton Street and Lytham train station is also close by. Other local points of interest nearby include Park View playing fields, Lytham Health Centre, a number primary and senior schools and Lytham Hall. Internal viewing recommended to appreciate the potential this property has to offer along with a large Garage to the south facing rear. No onward chain.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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

Digital Markets, Competition & Consumers Act 2024

John Arden & 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		63	75
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
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