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44 Trent Street, Lytham

- Stunning Three Double Bedroomed Mid Terraced Period House
- Excellent Central Lytham Location, Short Walk to Lytham Green, Town Centre & Railway Station
- Full Width Double Garage with Electric Door & Rear Access
- Private Low Maintenance Courtyard Garden
- Two Reception Rooms
- Modern Fitted Extended Kitchen
- Two 1st Floor Double Bedrooms & Bathroom/WC
- 2nd Floor Loft Conversion/3rd Double Bedroom
- Viewing Highly Recommended
- Leasehold, Council Tax Band C & EPC Rating E

Offers Over £349,950

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



www.johnardern.com



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GROUND FLOOR

ENTRANCE PORCH

1.37m x 0.91m (4'6" x 3')

Approached through a UPVC outer door with an inset obscure double glazed leaded panel. Further numbered double glazed panel above and adjoining double glazed window. Contemporary inner door leading to the Lounge.

LOUNGE

5.26m into bay 4.47m (17'3" into bay 14'8")

Superbly appointed principal reception room with a deep walk in bay. UPVC double glazed windows with fitted shutters overlooking the front garden. The focal point of the room is a fireplace with a display surround and raised hearth supporting a pebble effect electric fire. Single panel radiator. Television aerial point. Fitted electric meter cupboard. Amtico wood effect flooring. Matching inner door leads to the Dining Room.



DINING ROOM

3.56m x 3.40m plus stair reveal (11'8" x 11'2" plus stair reveal)

Second spacious reception room. UPVC double glazed window with a top opening light and fitted window blinds overlooks the rear aspect. Matching Amtico flooring. Double panel radiator. Range of fitted wall and floor mounted cupboards and drawers incorporating an illuminated glass fronted display unit. Archway and turned staircase leads off to the first floor. A very useful walk in under stair store (5'7" x 5'1" max 'L' shape measurements) with fitted shelving and an overhead light. Matching door opens to the adjoining Kitchen.



KITCHEN

3.15m x 2.24m (10'4" x 7'4")

UPVC double glazed window overlooks the rear garden with a side opening light and fitted window blinds. Well fitted extended Kitchen with a modern range of wall and floor mounted cupboards and drawers. Armitage Shanks white ceramic one and a half bowl single drainer sink unit with a chrome spring neck mixer tap set in wood effect laminate working surfaces with splash back tiling. Built in appliances comprise: Bosch four ring gas hob with a glazed splash back and stainless steel and curved glass illuminated extractor canopy above. Bosch electric oven below. Integrated Lamona dishwasher and washing machine, both with matching cupboard fronts. Integrated Neff fridge and freezer again with a matching front. Lamona microwave oven. Single panel radiator. Inset ceiling spotlights. Matching Amtico flooring. UPVC outer door with an inset double glazed panel gives direct garden access. Fitted roller blind.



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FIRST FLOOR LANDING

3.58m x 1.60m (11'9 x 5'3)

Split level landing approached from the previously described staircase with a spindled balustrade. A further turned staircase continues to the 2nd floor loft conversion. Single panel radiator. Matching doors lead off to all 1st floor rooms.



BEDROOM ONE

4.29m x 4.06m (14'1 x 13'4)

Very spacious principal double bedroom with two UPVC double glazed windows both with fitted shutters and lower opening lights overlook the front aspect. Extensive range of fitted bedroom furniture with wardrobes on three walls and incorporating a knee hole dressing table and drawer units together with over bed storage. Power points with USB ports. Corner display shelving and one inset mirrored panel. Double panel radiator. Corniced ceiling. Provision for wall mounted television.



BEDROOM TWO

3.56m x 2.77m (11'8 x 9'1)

Second deceptive double bedroom with a UPVC double glazed window with a top opening light overlooking the rear elevation. Fitted window blinds. Fitted double wardrobe and knee-hole dressing table with drawer units. Double panel radiator. Corniced ceiling.



BATHROOM/WC

3.18m x 2.24m (10'5 x 7'4)

Large bathroom comprising a four piece white suite. UPVC obscure double glazed window to the rear elevation with a side opening light and integral window blinds.

Panelled bath with a centre mixer tap and hand held shower attachment. Step in wide shower compartment with a plumbed shower and fixed glazed shower screen. Vanity wash hand basin with cupboards beneath and a laminate display surround. Wall mirror above. The suite is completed by a low level WC. Double panel radiator. Part tiled walls. Panelled ceiling with inset downlights.



SECOND FLOOR

To the half landing is a useful built in store cupboard. Adjoining matching double cupboard houses a wall mounted Vokera combi gas central heating boiler (installed January 2023) and having pine shelving for linen storage space. A large Velux double glazed pivoting roof light provides excellent natural light to the stairs and landing.



BEDROOM THREE

3.58m x 3.43m plus wardrobes (11'9 x 11'3 plus wardrobes)

(max L shaped measurements and some restricted head heights) Good sized third double bedroom with a Velux double glazed pivoting roof light and having a fitted integral window blind. Double panel radiator. Built in wardrobes with hanging rails. Two access points to the roof voids.



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OUTSIDE

Approached through a wrought iron pedestrian gate the front of the property the garden has been laid for ease of maintenance with stone chipped areas, central shrub and easily managed flower borders. External gas meter.

To the immediate rear there is a walled patio style garden laid with block paving, again providing ease of maintenance. Garden tap and outside light.



DOUBLE GARAGE

5.92m x 4.45m (19'5 x 14'7)

Double brick Garage being the full width of the property and having an electrically operated up & over door with access from the rear service road. Paved floor and double glazed window giving natural light. Power and light supplies connected. Rear personal door leading directly to the Garden.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Vokera combi boiler (installed January 2023) 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 approximately £2 (paid half yearly). Council Tax Band C

LOCATION

This stunning, extremely well appointed three double bedroomed mid terraced property is situated in the heart of Lytham within an easy stroll to the centre of town and Lytham Green and the Ribble Estuary. Local bus routes are nearby on Warton Street and Lytham has its own central train station on the Blackpool South line. Other local points of interest nearby include Park View playing fields, Lytham Health Centre, a number primary and senior schools and Lytham Hall. Viewing highly recommended to appreciate the accommodation this property has to offer which includes a full width double garage with electric door to the rear.

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 January 2026



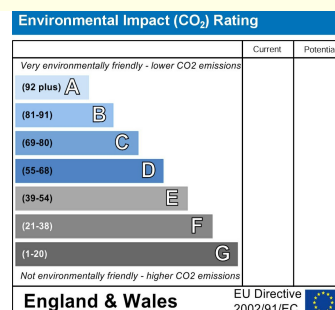
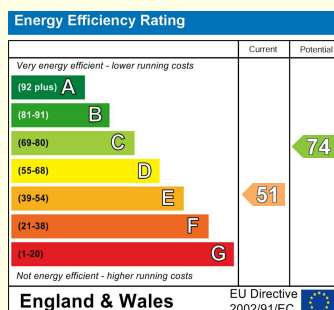
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