



ESTATE AGENTS • VALUER • AUCTIONEERS



56 West Cliffe, Lytham

- Mid Mews House
- In the Heart of Lytham with the Benefit of its own Garage
- Cloaks/WC
- Lounge
- Dining Room & Kitchen
- Three Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Garden Front & Rear, Garage & Driveway
- No Onward Chain
- Freehold, Council Tax Band D, EPC Rating D

£259,950

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



www.johnardern.com



56 West Cliffe, Lytham

GROUND FLOOR

ENTRANCE HALL

2.44m x 1.60m max (8' x 5'3 max)

Approached through hardwood outer door with upper double glazed panels giving natural light to the hall and stairs. Wood laminate floor. Single panel radiator. Telephone point. Turned staircase to the first floor. Wall mounted thermostat.



CLOAKS/WC

1.85m x 0.71m (6'1 x 2'4)

Two piece suite comprises: fixture wash hand basin with splash back tiling. Low level WC. High level modern circuit breaker fuse box (installed 2021). uPVC double glazed obscure window with upper opening light. Single panel radiator with thermostatic valve control.



LOUNGE

4.52m x 3.86m (14'10 x 12'8)

Spacious well appointed lounge with uPVC double glazed window with upper opening lights overlooking the front elevation. The focal point of the room is a gas coal effect living flame fire standing on a raised marble hearth with matching inset and white wood over mantle. Single panel radiator with thermostatic valve control. Corniced ceiling. Sky, television and telephone points. Useful under stair store cupboard with power point. Square arch gives access to:



DINING ROOM

2.87m x 2.29m (9'5 x 7'6)

Being open to the adjoining cooking kitchen with uPVC double glazed, double opening doors overlooking and giving access to the rear garden. Single panel radiator. Matching wood laminate floor. Archway gives access to:



KITCHEN

2.64m x 2.46m (8'8 x 8'1)

With a good range of eye & low level fixture cupboards and drawers. Roll topped working surface with single drainer stainless steel sink unit with centre mixer taps. Lamona electric oven and matching Lamona four ring gas hob in stainless steel surround with illuminated canopied extractor over. Plumbing for automatic washing machine and tumble dryer. Space for freestanding fridge/freezer. uPVC double glazed window with side opening lights overlooks the rear elevation. Part ceramic tiled walls and matching wood laminate floor. Concealed in the corner cupboard is a Potterton Suprima gas central heating boiler.



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FIRST FLOOR LANDING

3.12m x 1.27m (10'3 x 4'2)

Approached from the previously described turned staircase. Loft access. Useful airing cupboard contains an insulated hot water cylinder and open shelf over.

BEDROOM SUITE ONE

3.84m x 2.84m plus reveal (12'7 x 9'4 plus reveal)

Well appointed double bedroom with uPVC double glazed window with centre and upper opening lights overlooking the front elevation. Television aerial point. Single panel radiator with thermostatic valve control. Door to:



EN SUITE SHOWER ROOM/WC

2.24m x 1.55m (7'4 x 5'1)

Three piece suite comprises: step in corner shower with a Mira Go Power Shower and pivoting outer door. Ideal Standard vanity wash hand basin set in laminate display top and cupboard beneath. Splash back tiling. The suite is completed by a low level WC. Single panel radiator. uPVC double glazed obscure window with upper opening light. Ceiling extractor fan.



BEDROOM TWO

2.67m x 2.29m (8'9 x 7'6)

Second double bedroom with uPVC double glazed window with side opening light overlooks the rear elevation. Single panel radiator with thermostatic valve control.



BEDROOM THREE

2.29m x 2.06m (7'6 x 6'9)

Third single bedroom with uPVC double glazed window with side opening light overlooking the rear elevation. Single panel radiator with thermostatic valve.



BATHROOM/WC

2.01m x 1.68m (6'7 x 5'6)

Three piece coloured suite comprises: bath with centre mixer taps and hand shower attachment. Pedestal wash hand basin. Low level WC. Part ceramic tiled walls. Single panel radiator. Ceiling extractor fan.



CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a concealed Potterton boiler in the kitchen cupboard serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units.

OUTSIDE

To the front of the property the garden has been laid for ease of maintenance with stone chippings and stone flagged pathway. Well stocked mature tree and shrub borders. External gas and electric meters. Wall mounted coach light.

To the immediate rear there is a spacious East facing garden laid mainly to lawn for low maintenance with established shrub border and mature tree. Stone flagged patio directly adjoins the house and to the side of the garden the pathway leads to the BRICK BUILT GARAGE. Outside garden tap and security light. To the rear of the garden there is a gate giving access to the DRIVEWAY but the gate does need attention.

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TENURE/COUNCIL TAX

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

GARAGE & DRIVEWAY

5.36m x 2.51m (17'7" x 8'3")

Brick built garage approached through an up & over door and side uPVC personal door. uPVC double glazed obscure window gives natural light. Power and light supplies connected. Directly in front of the garage is driveway for OFF ROAD PARKING.

INTERNET CONNECTION

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

LOCATION

This spacious three bedroom modern mews property is located on West Cliffe Square, constructed in 1998 by Allen Homes, a small development with a communal central landscaped area surrounded by visitor parking. Being within easy strolling distance to the centre of Lytham with its comprehensive shopping facilities and town centre amenities. There are transport services running along Warton Street directly to Lytham centre. This particular property also has the benefit of access from the garden to the single car GARAGE and DRIVEWAY for off road parking. An internal and external viewing is strongly recommended to appreciate the well planned accommodation.

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

Consumer Protection from Unfair Trading Regulation



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56, West Cliffe, Lytham St Annes, FY8 5DR



Total Area: 74.9 m² ... 807 ft²

All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 89 | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | 66 | | (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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |



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