



ESTATE AGENTS • VALUER • AUCTIONEERS



Summers Reach 10 Teal Lane, Lytham

- Spacious Detached 'Baltimore' Style Family House
- Standing on a Very Large Plot with Beautiful Landscaped Gardens
- Three Reception Rooms
- Modern Family Dining Kitchen
- Central Hallway & Cloaks/WC
- Principal Bedroom with Dressing Room & Four Further Bedrooms
- Family Bathroom/WC
- Double Garage & Off Road Parking for Up to Five Cars
- Viewing Essential
- Leasehold, Council Tax Band F & EPC Rating C

£598,950

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



www.johnardern.com



Summers Reach 10 Teal Lane, Lytham

GROUND FLOOR

Central canopied front entrance.

HALLWAY

18'5 x 6'8



Spacious central Hall approached through an outer door with an inset obscure double glazed fan light. Full length obscure double glazed windows to either side provide excellent natural light. Single panel radiator. Wood strip flooring. Staircase leads off to the first floor with a white spindled balustrade. Useful understair cloaks/store cupboard. Corniced ceiling. White panelled doors leading off,

CLOAKS/WC

6'10 x 3'4

UPVC obscure double glazed window to the side elevation with a top opening light. Two piece white Roca suite comprises: Pedestal wash hand basin, Low level WC. Part tiled walls. Amtico tiled floor. Single panel radiator.

FAMILY SNUG

10'8 x 10'6



Useful family reception room currently used as a home Gym. Arched double glazed window overlooks the front garden with a central opening light. Matching wood strip flooring. Double panel radiator.

RECEPTION ROOM/STUDY

15' x 10'6



Second well proportioned reception currently used as an exceptionally well fitted home office. Arched double glazed window overlooking the front gardens with a central opening light. Additional double glazed window to the side elevation with a top opening light. Double panel radiator. Corniced ceiling. Excellent range of well fitted office furniture by 'Perfect Harmony' comprising three kneehole desk units all with cupboards and drawers below. Wall mounted display bookcases. Internet point.

LOUNGE

15'3 x 14'2



Third nicely presented principal reception room. UPVC double glazed double opening French doors overlook and give direct access to the landscaped rear garden. Full length double glazed panels to either side make the most of the rear garden views. Matching wood strip flooring. Corniced ceiling. Wall mounted contemporary column radiator in anthracite grey. Provisions for a wall mounted TV. Wall mounted media display unit.



DINING KITCHEN

13'5 x 13'1



Superb family 'Wren Milano' Kitchen fitted in January 2023. Comprising an excellent range of eye and low level cupboards and drawers. Single drainer sink unit with a centre mixer tap and moulded draining board set in matching Quartz working surfaces. With concealed downlighting and feature low level kick space lighting. Large breakfast bar seating up to six people and having further drawers to the side. Built in appliances comprise: AEG four ring electric induction hob. Contemporary illuminated extractor above. Zanussi electric oven and grill. Combination microwave oven above. Integrated Indesit dishwasher and Bosch washing machine, both with matching cupboard fronts. Integrated fridge/freezer. Matching cupboard conceals a wall mounted Worcester gas central heating boiler. Polished tiled floor. Contemporary radiator. Inset ceiling spot lights. UPVC double glazed picture window overlooks the rear gardens. UPVC outer door with an inset obscure double glazed panel leads to the side of the house and providing easy access to the Garage and gardens.

FIRST FLOOR LANDING

17'6 x 6'9



Spacious central Landing approached from the previously described staircase with a matching white spindled balustrade. UPVC double glazed window overlooks the front of the property with views along Teal Lane and provides excellent natural light. Two top opening lights. Single panel radiator. Corniced ceiling and loft access. White panelled doors leading off.

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BEDROOM ONE

13'5 x 11'2 plus reveal



Principal double bedroom with a double glazed window overlooking the rear aspect. Two top opening lights. Single panel radiator. Corniced ceiling. Television aerial point. Square arch leading to the adjoining Dressing Room.

DRESSING ROOM

6'5 x 5'11



Well fitted Dressing Room, again by 'Perfect Harmony'. Two double wardrobes and two single wardrobes. Central dressing table with drawers below, wall mirror above and a spot light over.

BEDROOM TWO

11'8 plus reveal x 11'5



Second double bedroom with a double glazed window also to the rear aspect. Two top opening lights. Single panel radiator.

BEDROOM THREE

10'6 x 9'2

Third good double bedroom. Double glazed window to the front elevation and having two top opening lights. Single panel radiator.

BEDROOM FOUR

10'7 x 7'8



Fourth larger than average bedroom with a double glazed window having front aspect views. Two top opening lights. Single panel radiator.

BEDROOM FIVE

10'6 x 7'5



Double glazed window to the side elevation. Top opening light. Double panel radiator. Built in airing cupboard houses a Gledhill hot water cylinder (replaced in 2023) and having pine shelving for linen storage.

BATHROOM/WC

10'8 x 6'9



Spacious family bathroom comprising a four piece white suite. Obscure double glazed window to the side elevation with a top opening light. Panelled bath with an offset mixer tap and pop out hand held shower attachment. Wide corner shower cubicle with curved sliding glazed doors, a plumbed overhead shower and an additional hand held shower attachment. Wide vanity wash hand basin set in a display surround, with cupboards and drawers below. Illuminated mirror above. Roca low level WC completes the suite. Amtico tiled flooring. Chrome heated ladder towel rail. Six inset ceiling spot lights and Vent-Axia extractor fan.

OUTSIDE



To the front of the property is a large open plan lawn garden with inset shrubs, trees and conifers. With a pathway leading to the central canopied front entrance. An adjoining driveway provides excellent off road parking for up to 5 cars and leads directly to the double Garage. Timber gate leads to the rear garden. To the side of the Garage is a further large open plan lawn area and a 2nd timber gate leading to the side of the Garage and a useful garden store area.

To the immediate rear is a stunning enclosed family garden with a stone flagged sun terrace and matching pathways. Lawned garden beyond supported by side curved beds, very well stocked with a wide variety of flowering plants, mature shrubs and a feature mature Silver Birch illuminated in the evening with wrap around solar lights. With additional rear patio/seating areas. Timber garden store to the side of the house. Garden tap and external light. External gas and electric meters.



DOUBLE GARAGE



Brick double garage approached through two up and over doors. Power and light connected. Space for a tumble dryer and additional fridge/freezer etc. Side hardwood personal door with an inset obscure double glazed panel. UPVC obscure double glazed window to the side.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler (installed 2023) serving panel radiators and domestic hot water. The Gledhill hot water cylinder was also installed in 2023. The property has a Hive system.

DOUBLE GLAZING

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

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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 £160. Council Tax Band F

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £52.80 per month is currently levied.

LOCATION

This well presented five bedroomed 'Baltimore' style detached family home boasts a commanding position on this sought after quiet cul de sac on the popular development known as 'Cypress Point'. Built by well known local builders Kensington Developments in 2000, this particular property stands on a larger than average plot, just short of a 1/4 acre, with superb lawned gardens to the front of the property and also extending to the side of the double garage. With a further beautiful landscaped garden to the rear, which is a credit to the present owners. This family property also offers off road parking for up to five cars. Cypress Point is conveniently situated lying between both Lytham and St Annes principal shopping centres with their town centre amenities together with local shops available on Woodlands Road in Ansdell. The development is also convenient for the M55 motorway via the new link road and is in the catchment area for a number of local primary and secondary schools. An internal and external inspection is strongly recommended.

VIEWING THE PROPERTY

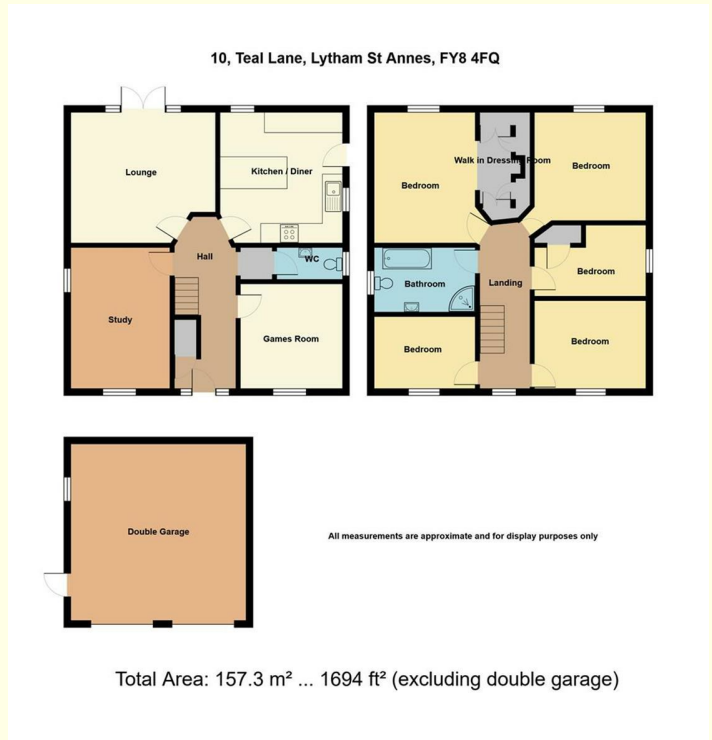
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INTERNET & EMAIL ADDRESS

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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

Digital Markets, Competition & Consumers Act 2024

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 June 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		EU Directive 2002/91/EC	82

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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