JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS







# 12 Wellington Street, Lytham





- End of Terrace Period House Standing on a Large Corner Plot
- In Need of Modernisation, Offering Great Potential
- Two Reception Rooms & Study
- Kitchen & Utility Porch
- Three Bedrooms
- Spacious Bathroom/WC
- Gardens to the Front, Side & Rear
- Garage, Driveway & Brick Outbuildings
- Close Walking Distance to Lytham Green & the Town Centre
- No Onward Chain, Leasehold, Council Tax Band D & EPC Rating D

## £239,950

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

# 12 Wellington Street, Lytham

## GROUND FLOOR

### SIDE ENTRANCE
With an external wall mounted coach light.

### HALLWAY
**2.62m x 1.45m (8'7 x 4'9)**
Central Hall approached through a hardwood outer door with inset obscure glazed panels. Double panel radiator. Two wall lights and a wood panelled ceiling. Double doors reveal a cloaks/store cupboard. Staircase leads off to the first floor with two side hand rails. Glazed panel doors to the Lounge and Dining Room.

### LOUNGE
**4.45m x 3.48m max (14'7 x 11'5 max)**
(max L shaped measurements) Delightful principal reception room with a UPVC double glazed leaded oriel bay window overlooking the front garden, with a side opening light and deep display sill. Additional double glazed leaded window overlooks the side garden with a top opening light. Single panel radiator. Overhead and three wall lights. Corner fitted cupboard and television aerial point. Focal point of the room is a brick fireplace to one wall with a raised hearth supporting a gas fire, wooden display overmantle and picture light above. Illuminated recessed display alcoves to either side.



### DINING ROOM
**4.01m x 3.89m (13'2 x 12'9)**
Second well proportioned reception room. Hardwood glazed window looks through into the rear Utility porch. Two wall lights and overhead light. Corniced ceiling. Single panel radiator. Television aerial point. Stone fireplace with a raised tiled hearth supporting a gas fire/back boiler with adjoining wall mounted programmer control. Display units to either side of the chimney breast. Part glazed door leading to the Kitchen.



### KITCHEN
**3.53m x 2.36m (11'7 x 7'9)**
UPVC double glazed leaded opening window overlooking the rear garden. Part glazed door leading to the Utility porch. Range of eye and low level cupboards and drawers incorporating a glazed display unit and corner shelving. Stainless steel single drainer sink unit with a centre mixer tap set in laminate working surfaces with concealed strip lighting. Gas cooker point. Space for a fridge. Part tiled walls. Single panel radiator. Telephone point. Louvre door reveals an understair store cupboard with the electric meter and fuse box. Obscure glazed door leads to the Study.



### STUDY
**3.25m x 2.31m approx (10'8 x 7'7 approx)**
Useful 3rd separate reception room with a UPVC double glazed window overlooking the south facing area of the rear garden. Side opening light and fitted vertical blinds. Single panel radiator. Dado rails. Wood panelled ceiling with an overhead light.



### UTILITY PORCH
**2.46m x 1.88m (8'1 x 6'2)**
Hardwood obscure glazed window to the rear elevation. Adjoining hardwood outer door with an inset obscure glazed panel gives direct rear garden access. Overhead strip light. Range of eye and low level cupboards. Space for a fridge/freezer.



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## FIRST FLOOR LANDING
**5.03m x 1.63m (16'6 x 5'4)**
Approached from the previously described staircase with a spindled balustrade. Panelled ceiling with an overhead light. UPVC double glazed leaded window to the side elevation provides good natural light and has a top opening light. Doors leading off.



## BEDROOM ONE
**3.99m x 2.92m (13'1 x 9'7)**
Principal double bedroom with a UPVC double glazed window overlooking the rear aspect. Side opening light. Single panel radiator. Overhead light. Small loft access hatch. Two fitted double wardrobes with a central dressing table, drawers below and strip light above.



## BEDROOM TWO
**3.51m x 2.79m max (11'6 x 9'2 max)**
UPVC double glazed leaded window overlooks the front of the property with a side opening light. Single panel radiator. Overhead light. Double wardrobe with sliding doors and an adjoining built in wardrobe. Dressing table with cupboards below and a wall mirror above.



## BEDROOM THREE
**2.51m x 2.06m (8'3 x 6'9)**
UPVC double glazed leaded window overlooks the side of the property with a top opening light. Single panel radiator. Overhead light.



## BATHROOOM/WC
**3.56m x 2.24m (11'8 x 7'4)**
Spacious bathroom comprising a four piece white suite. UPVC obscure double glazed window to the rear elevation with a top opening light. Wood panelled bath. Corner step in shower cubicle with a AKW electric shower. Pedestal wash hand basin. Low level WC. Double panel radiator. Part tiled walls. Wood panelled ceiling and two wall mounted strip lights. Built in airing cupboard houses a lagged hot water cylinder and has pine shelving for linen storage.



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## OUTSIDE
To the front and side of the property are attractive walled gardens which have been stone flagged for ease of maintenance with a central block paved pathway approached through a wrought iron gate and leading to the side entrance with a wall mounted coach light. The gardens are supported by raised flower and shrub borders. External gas meter. Timber gate leading to the rear garden.

To the immediate rear is a good sized L shaped enclosed garden, again stone flagged for ease of maintenance and continuing round to a further south facing crazy paved patio area with a central raised flower bed and feature ornamental garden well. Second timber gate leads to the driveway. Garden tap. Range of brick outbuildings including a garden WC, original wash house with plumbing facilities.





## GARAGE
Single Garage approached through double opening timber gates on Nelson Street, a concrete driveway in front of the Garage provides an off road parking space. The Garage is approached through double opening part obscure glazed double doors. Side personal door leading to the rear garden. UPVC obscure double glazed window provides some natural borrowed light.

## CENTRAL HEATING
The property enjoys the benefit of gas fired central heating from a gas fire/back boiler in the Dining Room 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 approx £4. Council Tax Band D

## LOCATION
A deceptively spacious three bedroomed end of terrace period property occupying a large plot on the corner of Wellington Street and Nelson Street. Situated in the heart of Lytham conveniently situated within an easy stroll to LYTHAM GREEN and the Estuary and very close to the centre of Lytham with its well planned tree lined shopping facilities and town centre amenities. There are transport services running nearby along Warton Street into Lytham, St Annes and beyond. An internal viewing is strongly recommended to appreciate the potential this property has to offer which is now in need of modernisation. No onward chain.

## VIEWING THE PROPERTY
Strictly by appointment through 'John Ardern & Company'.

## 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 our their own investigations before contract. Details Prepared September 2026

**12, Wellington Street, Lytham St Annes, FY8 5BZ**




Total Area: 107.1 m² ... 1153 ft²

All measurements are approximate and for display purposes only

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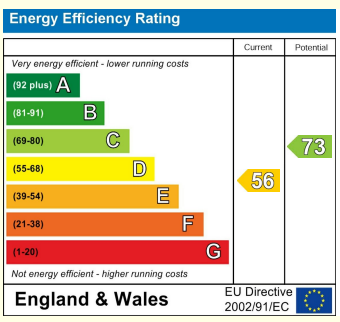


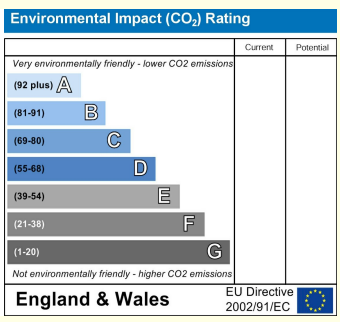


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