JOHN ARDERN
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ESTATE AGENTS • VALUER • AUCTIONEERS







1 Burnham Place, Lytham





- Modern End Mews Double Fronted 'Chelsea B' Style House
- Hallway & Cloaks/WC
- Large Lounge & Dining Room
- Kitchen
- Two Double Bedrooms & 3rd Bedroom/Dressing Room
- En Suite Shower Room/WC & Bathroom/WC
- Enclosed Rear Garden
- Garage & Allocated Parking Space
- Viewing Recommended
- Leasehold, Council Tax Band D & EPC Rating C

£325,000

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

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GROUND FLOOR

HALLWAY
4.27m x 1.12m (14'0 x 3'8)
Approached through an outer door with an inset obscure double glazed leaded panel. UPVC double glazed window to the side elevation provides good natural light to the Hall. Top opening light and window blinds. Attractive Brazilian Mahogany wood flooring. Wall mounted room thermostat. Single panel radiator. Corniced ceiling. Staircase with a side hand rail leads off to the first floor. Useful built in cloaks/store cupboard with an overhead light.

CLOAKS/WC
1.63m x 0.97m (5'4 x 3'2)
UPVC obscure double glazed windows to both the front and side elevations. Both with top opening lights and window blinds. Two piece Roca white suite comprises: Pedestal wash hand basin with splash back tiling. Low level WC. Wall mounted mirror fronted bathroom cabinet. Single panel radiator. Ceramic tiled floor. Overhead light and ceiling extractor fan.



LOUNGE
6.15m x 3.76m (20'2 x 12'4)
Spacious principal reception room with matching Brazilian Mahogany flooring. Double glazed windows overlook both the front and the rear gardens. Both with two side opening lights and matching window blinds. Additional double glazed window to the side aspect provides further excellent natural light, top opening lights and fitted blinds. Two single panel radiators. Corniced ceiling with a number of inset spot lights. Two wall lights. Telephone/internet point. Wall mounted TV display cupboard and adjoining matching cupboard. Aerial point and power socket for a TV. Square archway leading off to the Dining Room with a very useful under stair store cupboard.



LOUNGE

DINING ROOM
3.30m x 2.46m (10'10 x 8'1)
Second reception room with UPVC double glazed double opening French doors overlooking and giving direct access to the rear garden. Matching Mahogany wood floor. Corniced ceiling and an overhead light. Single panel radiator.



KITCHEN
2.90m x 2.39m (9'6 x 7'10)
Fitted Kitchen approached from both the Hallway and adjoining Dining Room. UPVC double glazed window overlooks the front of the property with a side opening light and fitted blinds. Range of eye and low level cupboards and drawers. Leisure one and a half bowl single drainer sink unit set in laminate working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Four ring gas hob in a brushed chrome surround. Illuminated extractor canopy above. AEG electric oven below. Space for a fridge/freezer and plumbing for a washing machine. Double panel radiator. Wall mounted Main Eco Compact gas central heating boiler (installed August 2025). Slate tiled floor. Inset ceiling spot lights.





FIRST FLOOR LANDING
4.37m x 1.85m (14'4 x 6'1)
Central landing approached from the previously described staircase with a spindled balustrade. UPVC obscure double glazed window to the rear elevation provides good natural light to the stairs and landing areas. Side opening light and window blinds. Access to loft space. Corniced ceiling. Single panel radiator. Matching doors leading off.





BEDROOM SUITE ONE
4.34m x 2.92m (14'3 x 9'7)
Spacious principal double bedroom. UPVC double glazed window to the rear elevation with two side opening lights and window blinds. Single panel radiator. Wood effect laminate flooring. Corniced ceiling and feature suspended light fittings. Television aerial point. Part obscure glazed door leading to the En Suite.





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EN SUITE SHOWER ROOM/WC
2.62m x 1.65m (8'7 x 5'5)
UPVC obscure double glazed window to the front aspect. Side opening light and window blinds. Three piece white suite comprises: Step in shower cubicle with sliding glazed doors and a plumbed shower. Pedestal wash hand basin with a centre mixer tap. Mirror fronted bathroom cabinet and wall mounted shaving point. Roca low level WC completes the suite. Single panel radiator. Part tiled walls and floor. Underfloor electric heating. Overhead light and ceiling extractor fan.



BEDROOM TWO
3.28m x 2.49m (10'9 x 8'2)
Second double bedroom. UPVC double glazed window overlooks the rear aspect with a side opening light and fitted window blinds. Single panel radiator. Overhead light.



BEDROOM THREE/DRESSING ROOM
2.74m x 2.51m (9' x 8'3)
Originally designed as a third bedroom but currently used and fitted as a Dressing Room. UPVC double glazed window overlooks the front of the property. With a side opening light and window blinds. Single panel radiator. Overhead light. Good range of fitted furniture comprising two double wardrobes with an adjoining display cupboard. Additional double wardrobe with a four drawer unit adjacent.



BATHROOM/WC
2.01m x 1.68m (6'7 x 5'6)
UPVC obscure double glazed window to the front of the property with an opening light and blinds. Three piece white suite comprises: Panelled bath with a centre mixer tap. Pedestal wash hand basin with a centre mixer tap. Mirror fronted bathroom cabinet and wall mounted shaving point. Roca low level WC. Double panel radiator. Part tiled walls and floor. Overhead light and ceiling extractor fan. Built in cupboard houses a Santon Premier Plus hot water cylinder.



OUTSIDE
To the front of the property is an open plan lawned garden with side borders and a stone flagged pathway leading up to the front entrance with an external wall light. Adjoining the front garden is an allocated block paved parking space and timber gate leading to the rear garden. External gas and electric meters.

To the immediate rear is a good sized enclosed garden which has been laid for ease of maintenance with a stone chipped area and additional small lawned areas. Stone flagged pathways lead down the side of the property and to the rear of the garden with a timber gate giving direct access to the rear communal courtyard and the Garage which passes with this property. External all weather power points.





GARAGE
4.98m x 2.77m (16'4 x 9'1)
Detached brick Garage located and approached from the rear communal courtyard. With an up and over door and power and light connected. Pitched and tiled roof.

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CENTRAL HEATING
The property enjoys the benefit of gas fired central heating from a Main Eco Elite boiler (fitted August 2025) 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 900 years subject to an annual ground rent of £200. Council Tax Band D

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £398 per annum is currently levied.

LOCATION
This well presented three bedroomed end of mews double fronted house known as 'The Chelsea B' is situated on Burnham Place, a delightful cul de sac on Lytham Quays. This small development was built by Kensington Developments in 2008 and is situated close to the start of Lytham Green and a pleasant stroll into Lytham centre with its comprehensive shopping facilities and town centre amenities. Transport services are readily available nearby on Preston Road and there are a number of local schools also within easy reach.

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

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

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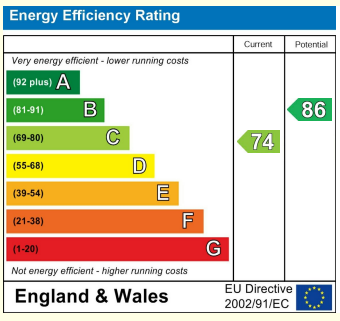

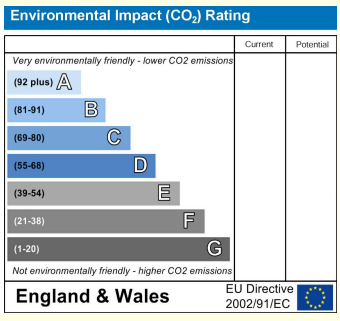

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