



ESTATE AGENTS • VALUER • AUCTIONEERS



## 61 West Cliffe, Lytham

- Deceptively Spacious Mid Mews Family House
- Hallway & Cloaks/WC
- Lounge
- Kitchen & Open Plan Dining Room
- Three Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Rear Garden & Allocated Parking Space to the Rear
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band D & EPC Rating D

**Offers Over £245,000**

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



[www.johnardern.com](http://www.johnardern.com)





## 61 West Cliffe, Lytham

### GROUND FLOOR

#### HALLWAY

**2.54m x 1.75m (8'4 x 5'9)**

Approached through an outer door with an inset obscure double glazed stained glass panel. Full length obscure double glazed windows to either side provide good natural light. Corniced ceiling and dado rails. Double panel radiator. Turned staircase leads off to the first floor with a side hand rail. Useful fitted cloaks/store cupboard. White panelled door to the Cloaks/WC and a bevel edged glazed door leading to the Lounge.

#### CLOAKS/WC

**2.18m x 1.02m (7'2 x 3'4)**

UPVC obscure double glazed window to the side elevation with a top opening light. Two piece suite comprises: Wash hand basin with a splash back panel and glazed display shelf. Low level WC. Single panel radiator. Dado rail. Laminate wood effect floor. Overhead light and high level circuit breaker fuse box.



#### LOUNGE

**4.14m x 3.86m (13'7 x 12'8)**

Well proportioned principal reception room. UPVC double glazed window overlooks the rear garden with a top opening light. Corniced ceiling. Double and single panel radiators. Television aerial point. Matching glazed door leading to the Kitchen. Double opening bevel edged glazed doors leading to the adjoining Conservatory.



#### CONSERVATORY (DAMAGED)

**3.81m x 2.92m (12'6 x 9'7)**

Unfortunately we understand the current Conservatory has had some structural movement. The current asking price reflects this. With a pitched roof and UPVC double glazed French doors which now don't open and having an adjoining bowed window. Further UPVC double glazed windows overlook the rear garden with two side opening windows.



#### KITCHEN

**3.53m x 2.51m (11'7 x 8'3)**

UPVC double glazed window to the side elevation with a side opening light. Fitted window blinds. Range of eye and low level cupboards and drawers. Single drainer sink unit with a centre mixer tap set in roll edged working surfaces with matching splash back and concealed down lighting. Built in appliances comprise: Neff four ring electric induction hob with a glazed splash back. Stainless steel illuminated extractor canopy above. Neff electric double oven and grill. Space and plumbing for both a washing machine and dishwasher. Concealed wall mounted Baxi gas central heating boiler. Corniced ceiling with an overhead light and additional wall light. Laminate wood effect flooring. Archway to the Dining Room.



#### DINING ROOM

**3.51m x 2.46m (11'6 x 8'1)**

UPVC double glazed double opening French doors enjoys a private outlook over the rear garden and give direct garden access. Single panel radiator. Corniced ceiling and dado rails. Matching laminate wood effect flooring. Two single panel radiators.



# 61 West Cliffe, Lytham



## FIRST FLOOR LANDING

3.10m x 1.14m (10'2 x 3'9)

Central landing approached from the previously described staircase with a spindled balustrade. Access to loft space. White panelled doors leading off.

## BEDROOM ONE

3.94m x 3.89m (12'11 x 12'9)

Good size en suite principal bedroom. UPVC double glazed window overlooks the rear of the property with a central opening light. Single panel radiator. Extensive range of fitted bedroom furniture comprises: A double and single wardrobe with matching bedside drawer units and overbed storage. Two additional double wardrobes with two inset mirrored panels. Knee-hole dressing table with drawers to the side and an adjoining single wardrobe. Wall mirror above and canopied lighting. Television aerial point. Opening to the En Suite.



## EN SUITE SHOWER/WC

2.01m x 1.42m plus shower (6'7 x 4'8 plus shower)

UPVC obscure double glazed opening window to the front elevation. Three piece white suite comprises: Step in shower cubicle with folding glazed doors and an Aqualisa shower. Vanity wash hand basin with cupboard and drawers below and a centre mixer tap. Illuminated mirror fronted bathroom cabinet above and a glass display shelf. Low level WC completes the suite. Heated ladder towel rail. Inset ceiling spot lights. Built in airing cupboard houses a lagged hot water cylinder with a pine shelf above for linen storage.



## BEDROOM TWO

2.67m x 2.64m (8'9 x 8'8)

Second double bedroom with a UPVC double glazed window to the rear elevation. Side opening light. Single panel radiator. Fitted bedroom furniture comprises a corner wardrobe. Matching bedside drawer units and fitted double headboard. Wall mounted display shelf.



## BEDROOM THREE

2.69m x 2.06m (8'10 x 6'9)

Third good sized bedroom with a UPVC double glazed window overlooking the side of the property with a side opening light. Single panel radiator. Fitted double wardrobe and a dressing table with drawers below.



## BATHROOM/WC

1.98m x 1.68m (6'6 x 5'6)

Family bathroom comprising a four piece white suite. UPVC obscure double glazed opening window to the rear aspect. Panelled bath with a centre mixer tap. Curved glazed shower screen and a plumbed overbath shower with an additional hand held shower attachment. Vanity wash hand basin with a centre mixer tap and cupboard below. Mirror fronted bathroom cabinet. Roca low level WC. Adjoining Roca bidet completing the suite. Tiled walls. Heated ladder towel rail. Inset ceiling spot lights and extractor fan.





# 61 West Cliffe, Lytham

## OUTSIDE

To the front of the property is a stone flagged pathway leading to the front entrance with a side wall mounted external coach light. External gas and electric meters. Fenced bin store area and timber gate leading to the rear garden. An adjoining communal driveway leads to the rear communal courtyard parking area.

To the immediate rear is a delightful enclosed garden, with a stone flagged patio area and rear lawn. Stone chipped areas with inset stepping stones and well stocked side flower and shrub borders. External lighting. Rear timber framed summer house. To the side of the property is an additional timber garden store with both a front and rear door. Note: beyond the rear garden is the Preston to Blackpool South regional train line, running just twice an hour.



## PARKING

The property has an allocated number car parking space in the rear communal courtyard parking area. The last space on the right hand side bordering the property's rear garden.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Baxi boiler in the Kitchen 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 £100. Council Tax Band D

## INTERNET CONNECTION

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

## LOCATION

A delightfully presented and deceptively spacious three bedroomed mid mews family house 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. No onward chain.

## 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## THE GUILD

John Arden & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

## Consumer Protection from Unfair Trading Regulation

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 June 2025

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



Total Area: 94.2 m<sup>2</sup> ... 1014 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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	80

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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