



ESTATE AGENTS • VALUER • AUCTIONEERS



9 Mythop Road, Lytham

- Superbly Appointed Detached House
- Close Walking Distance to Lytham Centre
- Lounge & Play Room
- Open Plan Dining/Living Family Kitchen
- Utility & Cloaks/WC
- Four Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Large Rear Family Garden
- Off Road Parking & Car Port
- Good Sized Brick Outbuilding

£645,000

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



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GROUND FLOOR

External wall mounted coach light.

ENTRANCE VESTIBULE

Approached through a feature arched hardwood door. Ceramic tiled floor. Inner glazed door leads to:

CENTRAL HALLWAY

12'6 x 8'8



Spacious central hallway with feature tiled flooring. Turned staircase leads off to the first floor. Useful understair cloaks/store. Single panel radiator.

LOUNGE

16'1 x 11'7



Very well presented principal reception room. UPVC double glazed leaded window overlooks the front of the property with two central opening lights. Additional double glazed leaded window to the side elevation. Two wall light points. Double panel radiator. Focal point of the room is a cast iron multi fuel burning stove. Aerial point for a wall mounted TV.

OPEN PLAN LIVING/DINING KITCHEN



Stunning open plan modern fitted kitchen with dining and sitting areas.

DINING KITCHEN

18'3 x 12'6



With a UPVC double glazed leaded window overlooking the front garden. Two central opening lights. Excellent range of modern eye and low level fixture cupboards and drawers. Incorporating a glazed display unit. Belfast ceramic sink with centre mixer tap set in heat resistant Corian working surfaces with ceramic tiled splash back. Matching Island unit with further cupboards below. Built in appliances comprise: Schott Ceramic four ring induction hob with a Hotpoint illuminated extractor above. Hotpoint double electric oven and grill. Integrated fridge/freezer with matching cupboard front. Feature tiled flooring. Number of inset ceiling spot lights. Contemporary wall mounted radiator. Being open plan to the adjoining Living area.

LIVING AREA

17'10 x 15'3



Large family sitting area with double glazed Bi-Folding doors overlooking and giving direct access to the rear lawned gardens. Water filled underfloor heating. Large feature double glazed sky light provides further excellent natural light. Number of inset ceiling spot lights. Aerial point and power socket for a wall mounted TV. Inner hall area with doors leading off to the Hallway, Utility & Cloaks/WC.

PLAY ROOM

19' x 8'2



Being open plan to the Living Area is a very versatile room currently used as a Play Room, could easily be used as a home office or cinema room. High level UPVC obscure double glazed leaded window to the side elevation. Number of inset ceiling spot lights. Single panel radiator. Socket and aerial point for a wall mounted TV.

UTILITY ROOM

13'7 x 6'9

God sized and useful separate Utility Room. Hardwood obscure double glazed window to the side elevation with two side opening lights. Stainless steel single drainer sink unit with centre mixer tap set in heat resistant roll edged work surfaces with ceramic splash back tiling. Plumbing for washing machine and space for a tumble dryer. Wall mounted Worcester gas central heating boiler. Insulated hot water cylinder. Fitted shelving providing excellent storage space.

CLOAKS/WC

6'1 x 3'5

Two piece white suite comprises: Low level WC. Pedestal wash hand basin with splash back tiling. Overhead light.

FIRST FLOOR LANDING

Spacious L shaped central landing approached from the previously described staircase. Two UPVC double glazed leaded windows on the staircase and overlooking the front elevation, provide excellent natural light to the hall, stairs and landing areas. Further obscure double glazed leaded window on the rear landing to the side elevation. Single panel radiator. Inset ceiling spot lights.

SEPARATE WC

5' x 2'7

Useful separate WC with a double glazed leaded window with lower opening light to the side elevation. White low level WC. Ceramic tiled floor. Single panel radiator.

MASTER BEDROOM

18'4 x 12'1



Very well proportioned principal bedroom. UPVC double

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glazed window with central opening light to the side elevation. Three further feature double glazed leaded windows to the opposite side elevation, one of which opens. Double panel radiator. Wood strip flooring. Feature sunken Jacuzzi style bath with tiled surround. Separate pedestal wash hand basin. Access to roof eaves storage space.

BEDROOM TWO

12'6 x 12'1



Second double bedroom with en suite. UPVC double glazed leaded windows to both the side and rear elevations. Fitted double wardrobe with overhead storage. Double panel radiator. Power socket and aerial point for a wall mounted TV. Door leads to the En Suite.

EN SUITE SHOWER ROOM/WC

7'9 x 6'1



UPVC obscure double glazed leaded window with side opening light. Modern three piece white suite comprises:

Wide shower enclosure with glazed sliding door, tiled display recess and a plumbed overhead shower. Low level WC. Pedestal wash hand basin. Part tiled walls. Chrome heated ladder towel rail. Inset ceiling spot lights.

BEDROOM THREE

12'2 x 11'8



Third double bedroom. UPVC double glazed leaded window with central opening light overlooks the front elevation. Fitted desk unit below with lower level shelving. Additional double glazed leaded window to the side aspect. Single panel radiator. Inset ceiling spot lights. Three fitted double wardrobes with overhead storage.

BEDROOM FOUR

12' x 8'7



Fourth larger than average bedroom. Corner UPVC double glazed window to the front elevation. Additional opening window to the side elevation. Single panel radiator. Wood strip flooring.

BATHROOM/WC

12'5 x 6'



Spacious modern family bathroom. UPVC opaque double glazed leaded window to the front aspect with centre opening light. Four piece white suite comprises: Roll top bath with centre mixer tap and hand held shower attachment. Corner shower enclosure with plumbed shower and curved glazed sliding doors. Pedestal wash hand basin. Low level WC completes the suite. Period style radiator with towel rail. Ceramic tiled floor. Inset ceiling spot lights.

OUTSIDE



To the front of the property is a good sized garden which has been laid for ease of maintenance with stone clippings and provides excellent 'In & Out' off road parking for a number of cars. Front and side curved shrub borders. Timber gate gives direct access to the rear garden. A side un-made service road leads down the side of the property with double timber gates leading to a rear covered CAR PORT 15'9 x 11'5 with external

power points, timber shed and wood store area.

To the immediate rear of the property is a large enclosed FAMILY garden with stone flagged patio area adjoining the Bi-folding doors leading off the Dining Kitchen. The garden has been mainly laid to lawn with well stocked curved flower and shrub borders. Sunken trampoline and timber framed garden store/summer house. Together with an additional rear crazy paved raised patio. External lighting. Garden tap.

BRICK OUTBUILDING

18'7 x 7'9

Very useful large garden brick store/workshop. Hardwood single glazed window provides natural light. Power and light supplies connected. Stainless steel sink with cold water tap.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler in the Utility Room serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band F

LOCATION

This deceptively spacious four bedrooomed detached family home has been the subject of considerable modernisation and expenditure. The property is within just a few minutes walking distance to two primary schools and St Bedes Senior School and within a 5 minute stroll to the centre of Lytham with its comprehensive shopping facilities and town centre amenities. There are transport services running along Mythop Road directly into Lytham centre. An internal inspection is strongly recommended to fully appreciate the well planned accommodation and also to inspect the large family rear garden.

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

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coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Ardern & 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.

PROPERTY MISDESCRIPTION ACT

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 May 2022



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	57	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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		
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Not environmentally friendly - higher CO ₂ emissions			
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