



ESTATE AGENTS • VALUER • AUCTIONEERS



98 Warton Street, Lytham

- Spacious Mid Terraced Period House
- Situated in the Heart of Lytham close to Lytham Green
- Two Reception Rooms
- Feature Extended Dining/Living Kitchen
- Cloaks/WC
- Four Bedrooms & Family Bathroom/WC
- South Facing Walled Garden to the Rear
- Gas Central Heating & Double Glazing
- Viewing Essential
- Leasehold, Council Tax Band C & EPC Rating D

£450,000

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



www.johnardern.com



98 Warton Street, Lytham

GROUND FLOOR

ENTRANCE VESTIBULE

4'7 x 4'2

Approached through a hardwood outer door with a glazed panel above providing natural light. Corniced ceiling. Fitted floor matting. Side gas meter cupboard. Inner obscure glazed door leading to the Hall. Further glazed panel above.

HALLWAY

11'6 x 4'1



Staircase leads off to the first floor with a side handrail. Corniced ceiling and decorative arch. Overhead light. Single panel radiator. White panelled doors leading off to both Reception Rooms.

LOUNGE

15'10 into bay x 11'7



Tastefully presented front reception room. Walk in bay overlooks the front garden with attractive UPVC double glazed opening sash windows. Corniced ceiling and centre rose with an overhead light. Single panel radiator. Focal point of the room is a fireplace with a Brompton Limestone surround, raised granite hearth and inset supporting a gas coal effect living flame fire. Television aerial point.

REAR SITTING ROOM

13'6 x 12'9



Second tastefully presented reception room. UPVC double glazed window overlooks the rear south facing garden with a top opening light and fitted window blinds. Corniced ceiling and centre rose. Single panel radiator. Television aerial point. Feature recessed brick fireplace with a raised stone hearth supporting a cast iron wood burning stove. Door leads to the adjoining Kitchen.

EXTENDED DINING KITCHEN

32'1 x 10'8



Superb open plan Living/Dining Kitchen.



To the Kitchen area are two UPVC double glazed windows to the side elevation with top opening lights and fitted window blinds. Additional UPVC obscure double glazed window providing further excellent natural light. Good range of eye and low level cupboards and drawers. One and a half bowl stainless steel Blanco sink unit with a centre mixer tap and moulded granite draining board. Set in matching Granite working surfaces with splash back. Peninsular breakfast bar with pendant lighting above. Appliances include a Rangemaster cooking range with five gas ring burners, and double electric oven and grill below. Wide illuminated extractor canopy above. Integrated Neff dishwasher with matching cupboard front. Space and plumbing for a washing machine, again with a matching cupboard front. Space for a fridge/freezer. Double doors reveal a useful pantry cupboard with shelving and adjoining full length 'broom' cupboard. Single panel radiator. Solid wood strip flooring throughout. Door reveals the understair Cloaks/WC.



The rear Dining/Sitting area has a feature vaulted ceiling with inset ceiling spot lights. UPVC double glazed double opening French doors overlook and give direct access to the sunny south facing rear garden. Further double glazed panels above providing excellent natural light. Double panel radiator. Telephone/internet point. Matching solid wood strip flooring. Side UPVC door with inset obscure double glazed panel gives additional garden access.

CLOAKS/WC

5' x 2'9

Two piece white suite comprises: Low level WC. Wash hand basin. Side electric meter cupboard. Overhead light.

FIRST FLOOR LANDING

16'7 x 5'8



Spacious split level landing approached from the previously described staircase with a white spindled balustrade. Corniced ceiling with a stained glass roof light. Single panel radiator. White panelled doors leading off.

BEDROOM ONE

13'7 x 10'3



Principal tastefully presented double bedroom. UPVC double glazed window overlooks the rear of the property with views of the Ribble Estuary in the distance. Top opening light and fitted window blinds. Single panel radiator.

98 Warton Street, Lytham



BEDROOM TWO 13'8 x 8'6 plus reveal



Second tastefully presented double bedroom. UPVC double glazed window with a top opening light to the front of the property with views along Warton Street and fitted window blinds. Single panel radiator. Access to the part boarded loft space via a pull down aluminium framed ladder, with a Velux sky light providing good natural light.

BEDROOM FOUR 10'9 x 7'3



Fourth good sized bedroom with a UPVC double glazed window to the front elevation. Top opening light and fitted window blinds. Single panel radiator.

REAR LANDING 4'3 x 2'7



Useful high level store cupboard. Doors leading off to Bedroom Three and the Bathroom/WC.

BEDROOM THREE 10'10 x 8'9



Third double bedroom with a UPVC double glazed window to the rear of the property with views of the Ribble Estuary in the distance. Top opening light and fitted window blinds. Single panel radiator. Double doors reveal a built in airing cupboard with shelving for linen storage and housing the wall mounted Worcester combi gas central heating boiler (installed 2021).

BATHROOM/WC

7'9 x 5'6



Family bathroom comprising a three piece white suite. UPVC obscure double glazed window to the side elevation with a top opening light. Curved deep fill panelled bath with a centre mixer tap. Plumbed Aqualisa overbath shower with a curved glazed screen. Wall hung wide Althea wash hand basin with a centre mixer tap and drawer below. Illuminated mirror above. Roca low level WC completes the suite. Ceramic tiled walls and floor. Four inset ceiling spot lights. Heated chrome ladder towel rail.

OUTSIDE



To the front of the property is a walled garden with a central lawn and side flower beds. An Abbeystead Cathedral York stone flagged pathway approached through a pedestrian gate leads to the front entrance.

To the immediate rear is a delightful SOUTH FACING walled garden with a raised timber decked patio leading down to a rear lawn area. Side raised flower beds. Timber garden store. Abbeystead Cathedral York stone flagged pathway and garden tap. Space to the side of the house ideal for a bin and log store area. Timber gate leads to the rear service road, South Warton Street.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (fitted 2021) concealed in Bedroom 3, serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

NOTE

The Berber wool carpets are included in the sale together with the window blinds.

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 £1.42. Council Tax Band C

LOCATION

This spacious mid terraced period house with four bedrooms is situated in the heart of Lytham, within an easy stroll into the centre of town and being very close to LYTHAM GREEN and the RIBBLE ESTUARY. The property is within easy reach of local bus routes on Warton Street and Lytham train station is also close by. Other local points of interest nearby include Park

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View playing fields, Lytham Health Centre, a number primary and senior schools and Lytham Hall. Internal viewing recommended to appreciate what this property has to offer together with a south facing 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 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.

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 March 2026

98, Warton Street, Lytham St Annes, FY8 5HA



Total Area: 133.7 m² ... 1439 ft²

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	

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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