



ESTATE AGENTS • VALUER • AUCTIONEERS



15 Bishops Gate, Lytham

- Modern Mid Mews House
- Charleston Style
- Hallway & Cloaks/WC
- Lounge
- Dining Kitchen
- Three Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Gardens & Garage
- No Onward Chain
- Leasehold & EPC Rating C

Offers Invited £249,950

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



www.johnardern.com



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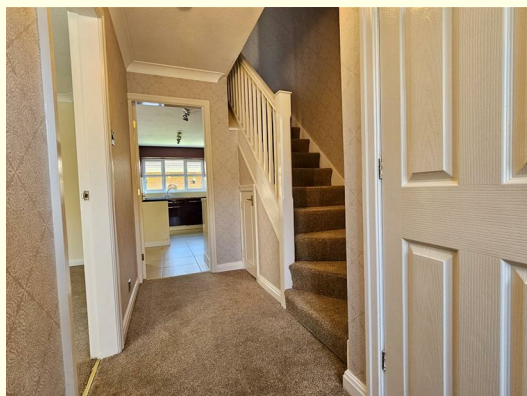
GROUND FLOOR

Open canopied entrance.

ENTRANCE HALLWAY

3.84m x 1.07m plus stair reveal (12'7 x 3'6 plus stair reveal)

Good sized entrance hallway approached through an outer door with inset obscure double glazed panels providing natural light. Double panel radiator. Corniced ceiling. Turned staircase leads off with white spindled balustrade and useful under stair storage cupboard.



CLOAKS/WC

1.57m x 0.86m (5'2 x 2'10)

Obscure double glazed opening outer window. With two piece Roca white suite comprising: pedestal wash hand basin. Low level WC. Single panel radiator. High level circuit breaker fuse box. Overhead light.



LOUNGE

5.03m plus bay x 3.18m (16'6 plus bay x 10'5)

Well proportioned principal reception room. Oriel double glazed window overlooks the front garden. Two side opening lights. Deep display sill. Double panel radiator. The focal point of the room is a fireplace with white surround and display hearth (note: the gas fire has been disconnected and cannot be used, the flue in the loft requires attention). Two wall lights. Corniced ceiling. Television aerial point.



DINING KITCHEN

5.38m x 4.70m (17'8 x 15'5)

Open plan family dining kitchen. Double glazed window with two side opening lights overlooks the enclosed rear garden. UPVC double glazed double opening French doors overlook and give direct rear garden access. Range of wall and floor mounted cupboards and drawers, incorporating a wine rack. Single drainer sink unit set in laminate working surfaces with discreet downlighting. Island unit/breakfast bar with laminate top and cupboards and drawers beneath. The built in appliances comprise: Indesit electric automatic fan assisted oven and grill. Five ring gas hob with matching splash back and curved glazed and chrome illuminated extractor hood above. Integrated plumbed dishwasher. Plumbing facilities for automatic washing machine and space for a tumble dryer. Wall mounted concealed Worcester gas central heating boiler. Ceramic tiled floor. Double panel radiator. Corniced ceiling. Aerial point for a wall mounted TV.



FIRST FLOOR LANDING

Approached from the previously described staircase with matching spindled balustrade. Corniced ceiling. Access to the part boarded loft with light. Airing cupboard contains an insulated hot water cylinder. White panelled doors lead off.

BEDROOM ONE

4.27m x 3.78m (14' x 12'5)

Spacious principal double bedroom. Two UPVC double glazed windows with top opening lights overlooks the front elevation. Fitted range of modern wardrobes with canopy halogen downlights and matching drawer units. Two single panel radiators. Television aerial point. Corniced ceiling. Door leading to the En Suite.

15 Bishops Gate, Lytham



BEDROOM THREE

2.97m x 2.24m (9'9" x 7'4")

Larger than average third bedroom. Double glazed window with side opening light overlooks the rear elevation. Single panel radiator.



EN SUITE SHOWER ROOM/WC

2.13m x 1.93m (7' x 6'4")

Obscure double glazed outer window with top opening light. Three piece white suite comprises: Enclosed shower compartment with a plumbed shower and pivoting outer door. Vanity wash hand basin with cupboards and drawers beneath. Mirror over with canopy halogen downlighting incorporating a shaving point. The suite is completed by a Roca low level WC. Part tiled walls. Single panel radiator. Ceiling extractor fan.



BATHROOM/WC

2.01m x 1.88m (6'7" x 6'2")

With part ceramic tiled walls. Three piece white suite comprises: Paneled bath with side tiled display. Roca pedestal wash hand basin with strip light above incorporating a shaving point. The suite is completed by a Roca low level WC. Single panel radiator. Ceiling extractor fan. Part tiled walls.



BEDROOM TWO

3.05m x 2.97m (10' x 9'9")

Second double bedroom. Double glazed window with two side opening lights overlooks the rear garden. Single panel radiator.



OUTSIDE

To the front of the property there is a delightful easily managed garden with white picket fence and paved and stone chipped pathway to the front door and artificial grass to the sides. Note: To the front of the property there are un-allocated parking spaces.

To the immediate rear there is an enclosed garden enjoying a sunny aspect and has been laid again for ease of maintenance with raised timber decked patio adjoining the double doors and further artificial grass with easily managed borders. External power point and garden tap. Timber gate gives access to the rear service road, Garage and parking area.

15 Bishops Gate, Lytham



GARAGE

5.84m x 2.79m (19'2 x 9'2)

Brick constructed garage approached through an up & over door. Power and light supplies connected with external lighting and under drawn useful storage space. The garage is approached from a very wide rear court yard giving excellent further car parking directly in front of the garage door.

CENTRAL HEATING

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC units.

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 £130. Council Tax Band D

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £43.35 per month is currently levied.

LOCATION

This modern mid mews 'Charleston' style house enjoys a nice position on the ever popular development known as Cypress Point constructed in the early 2000's by Kensington Developments Ltd and being conveniently situated close to Ansdell's shopping facilities and well placed between both Lytham and St Annes principal centres. There are a number of primary and secondary schools within easy reach together with a number of local golf courses. 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, rightmove.com, onthemarket.com, Email Address: 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.

PROPERTY MISDESCRIPTION ACT

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 July 2023



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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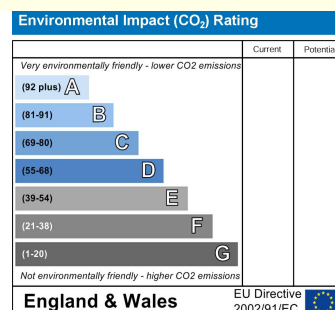
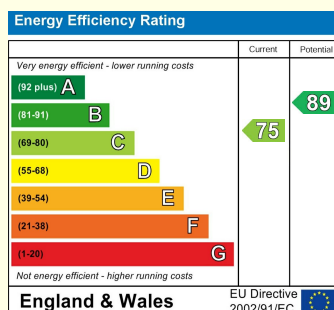
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