



ESTATE AGENTS • VALUER • AUCTIONEERS



6 Kielder Court, Lytham

- Superb Extended Link Detached Family House
- Hallway & Cloaks/WC
- Lounge & Stunning Open Plan Living/Dining Kitchen
- Principal Bedroom with an En Suite Shower
- Two Further Bedrooms & Bathroom/WC
- Landscaped Rear Garden & Feature Timber Summer House
- Link Attached Garage & Driveway
- Gas Central Heating & Double Glazing
- Walking Distance to Local Schools & Lytham Town Centre
- Freehold, Council Tax Band E & EPC Rating C

£335,000

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



www.johnardern.com

6 Kielder Court, Lytham

GROUND FLOOR

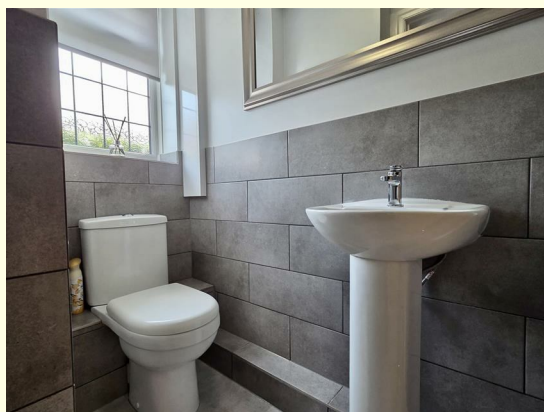
HALLWAY

6'8 x 3'2

Approached through a composite outer door with inset obscure double glazed panels. Single panel radiator. Corniced ceiling. Turned staircase leads to the first floor with a side hand rail. Wall mounted shoe storage unit and side cloaks hanging space. Matching contemporary doors leading off.

CLOAKS/WC

5'8 x 3'3



UPVC obscure double glazed leaded window to the front elevation with a top opening light and fitted roller blind. Modern two piece white suite comprises: Pedestal wash hand basin with a centre mixer tap. Low level WC. Part tiled walls. Overhead light and a high level circuit breaker fuse box. Heated ladder towel rail in anthracite grey.

LOUNGE

15'11 x 12'2



Spacious reception room with a UPVC double glazed leaded

window overlooking the front aspect. Two side opening lights. Single panel radiator. Corniced ceiling. Internet point. Matching contemporary panel door leading to the family Kitchen.



OPEN PLAN LIVING/DINING KITCHEN

20'7 x 15'7

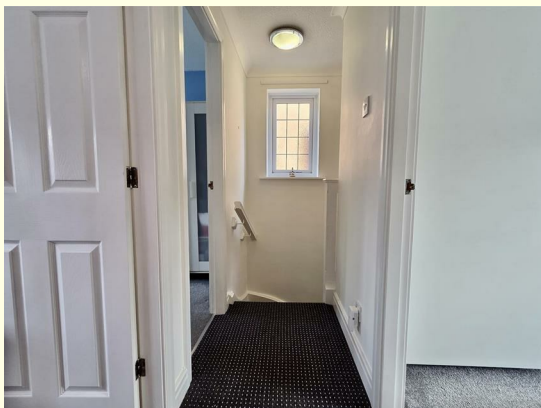


Stunning open plan entertaining family Kitchen with an Orangery style extension by Lytham Windows in 2018. To the Kitchen area is an excellent range of modern eye and low level cupboards and drawers. One and a half bowl stainless steel single drainer sink unit with a centre mixer tap. Set in roll edged working surfaces with splash back tiling. Low level concealed lighting. Matching peninsular breakfast bar with a built in AEG four ring induction hob with a Zanussi illuminated extractor canopy above. Further integrated appliances comprise: Hotpoint electric oven and grill. Kenwood dishwasher and Montpellier washing machine, both with matching cupboard fronts. Integrated fridge/freezer. Wood effect laminate flooring. Useful deep understair cupboard with power and light connected, matching flooring and space for a condensing tumble dryer if required.



To the rear Living area/Orangery are wide double glazed sliding patio doors overlooking and giving direct access to the rear garden. Fitted roller blinds. Self cleaning glazed roof designed to reflect the sun in the Summer months and retain heat in the cooler months. With a central electrically controlled opening roof light. Canopied inset lighting and additional wall lights. UPVC double glazed opening window to the side elevation. Matching wood laminate floor. Double panel radiator. Power points for a wall mounted TV.

FIRST FLOOR LANDING



Approached from the previously described staircase. UPVC

obscure double glazed leaded opening window to the side elevation provides good natural light to the Hall, Stairs and Landing areas. Access to loft space. Corniced ceiling. White panelled doors leading off.

BEDROOM ONE

12'4 x 11'9 max



(max L shaped measurements) Principal double bedroom. UPVC double glazed leaded oriel bay window overlooks the front elevation. Two side opening lights and a deep display sill. Fitted roller blinds. Additional UPVC double glazed leaded window to the front. Corniced ceiling. Single panel radiator. Archway leads to the En Suite.



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EN SUITE SHOWER ROOM

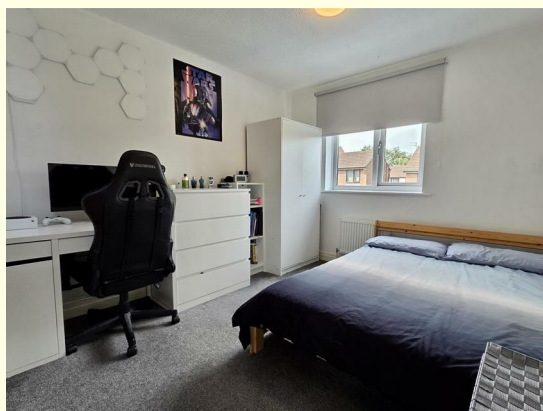
5'8 x 3'2 + cupboard



Two piece suite comprises: Step in shower cubicle with a folding glazed door and a plumbed overhead shower. Vanity wash hand basin with a centre mixer tap and cupboard below. Mirror fronted bathroom cabinet above. Part tiled walls. Overhead light and ceiling extractor fan. Useful built in linen store cupboard with pine shelving and housing a wall mounted Bosch combi gas central heating boiler.

BEDROOM TWO

10'4 x 9'2



Second double bedroom. UPVC double glazed window to the rear elevation. Side opening light and fitted roller blinds. Single panel radiator.

BEDROOM THREE

10'5 x 6'5



Third good sized bedroom. UPVC double glazed window to the rear aspect with a side opening light and window blinds. Single panel radiator.

BATHROOM/WC

6'1 x 6'



Modern family bathroom comprising a three piece white suite. UPVC obscure double glazed opening window to the side elevation with a tiled display sill. Panelled bath with a centre mixer tap, curved glazed shower screen and a plumbed over bath shower. Tiled display shelf. Pedestal wash hand basin. Low level WC completes the suite. Wall mirror (not illuminated) and wall mounted extractor fan. Ceramic tiled walls. Heated chrome ladder towel rail.

OUTSIDE



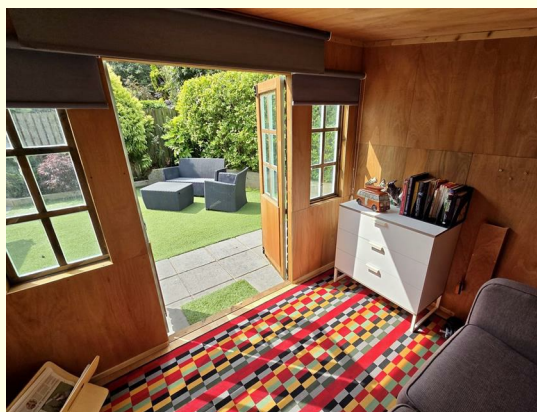
To the front of the property is a small garden with a mature hedge border providing privacy and coloured slate stone clippings. A pathway leads to the front covered entrance and an adjoining side stone flagged driveway provides off road parking and leads directly to the attached Garage. Timber gate leads to the rear garden.

To the immediate rear is a a delightful enclosed fenced and landscaped garden. Laid for ease of maintenance with an artificial lawn and having side and rear raised timber planters, well stocked with mature shrubs. Coloured slate chipped areas and stone flagged pathways. External lighting.



SUMMER HOUSE

8'5 x 7'7 + store room



The garden has a feature timber framed Summer House with double opening part glazed doors revealing a sitting area. Further glazed windows with roller blinds provide good natural light. Separate adjoining door reveals a useful garden store.

GARAGE

16'4 x 8'3

Approached through an up and over door. Power and light connected. Rear hardwood personal door with an inset obscure glazed panel leads to the rear garden. Additional glazed window to the side provides some natural light.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Bosch combi boiler in the En Suite serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band E

INTERNET CONNECTION

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

LOCATION

A superbly presented and extended three bedroomed link (by Garage only) detached family house, conveniently placed on a small development known as The Glades, just off Mythop Road, within walking distance to two primary schools and St Bede's Senior school and only 15 minutes walk into the centre of Lytham with its comprehensive shopping facilities and amenities,

6 Kielder Court, Lytham

together with Lytham Green and Lytham Hall. There are transport services running adjacent on Mythop Road, with bus services connecting Lytham St Annes High School and Preston College. An internal and external viewing is strongly recommended

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

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

6, Kielder Court, Lytham St Annes, FY8 4TN



Total Area: 91.6 m² ... 986 ft² (excluding garage)

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			
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