



ESTATE AGENTS • VALUER • AUCTIONEERS



37 Arundel Road, Lytham St Annes

- Deceptively Spacious Mid Terraced Period House
- Two Reception Rooms
- Fitted Kitchen & Cloaks/WC
- Conservatory with Bi Folding Doors
- Large Utility Room
- Three Good Sized Bedrooms
- Family Bathroom/WC & Large Loft Room
- South Facing Rear Garden & Double Garage
- Overlooking Royal Lytham Golf Course
- Freehold & EPC Rating D

Offers Over £350,000

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



www.johnardern.com



37 Arundel Road, Lytham St Annes

GROUND FLOOR

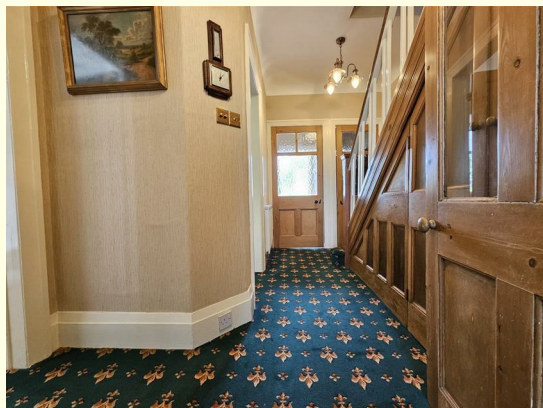
ENTRANCE VESTIBULE

4'7 x 3'2

Approached through a hardwood outer door with inset leaded and obscure glazed panel. Decorative dado rail. Overhead light. Original ceramic tiled floor. Inner obscure glazed stripped pine door leading to:

HALLWAY

12' x 6'4



Spacious entrance hallway with a staircase leading off to the first floor with white spindled balustrade and matching strip pine panelling. Double doors reveal a useful under stair cupboard with shelving and housing the electric meter. Single panel radiator.

CLOAKROOM

4'7 x 2'8

Separate walk in cloaks cupboard approached through a matching stripped pine door with obscure glazed panel. UPVC stained glass obscure double glazed window to the front elevation. Double power socket. Overhead light.

LOUNGE

15'9 into bay x 14'2



Very well proportioned principal reception room. Walk in bay window enjoys an outlook to the front elevation with upper stained glass leaded lights and opening UPVC sash windows. Two double panel radiators. Television aerial point. Focal point of the room is a fireplace with display surround, raised hearth and inset supporting a gas coal effect living flame fire. Built in units to either side of the chimney breast, incorporating a Television/media display and book shelving above. Computer desk with cupboard below and further display shelving above.



SITTING ROOM

14'10 x 10'7



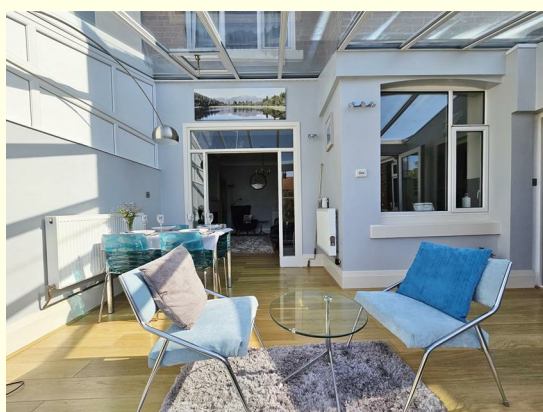
Second tastefully appointed reception room. Laminate wood effect flooring. Coved ceiling. Single panel radiator. Television aerial point. Focal point is an inset wall mounted gas wood effect living flame fire. Opening to the Conservatory.

DINING CONSERVATORY

16' x 9'6



(max L shaped measurements) Delightful Conservatory with UPVC double glazed Bi-Folding doors overlooking and giving direct access to the SOUTH FACING rear garden. Adjoining UPVC double glazed French door also gives garden access and covered access to the Utility Room. Pitched glazed roof. Matching laminate wood effect flooring. Wall lights. Double panel radiator. Additional self contained electric radiator.



BREAKFAST KITCHEN

13'10 x 10'2



Fitted family breakfast kitchen with a UPVC double glazed window looking through to the Conservatory with garden beyond. Good range of eye and low level cupboards and drawers. One and a half bowl BLANCO single drainer sink unit with centre mixer tap. Set in roll edged work surfaces with matching splash back and concealed down lighting. Matching breakfast bar with glazed display unit above. Built in appliances comprises: AEG four ring induction hob. Illuminated stainless steel extractor canopy above. NEFF electric double oven and grill. NEFF integrated dishwasher with matching cupboard front. Space for a large American style fridge/freezer. Inset ceiling spot lights. Telephone point. Part glazed striped pine door leading to the rear porch.

REAR PORCH

3'9 x 2'9

Part tiled walls. Dining Conservatory leading off. Door leads to:

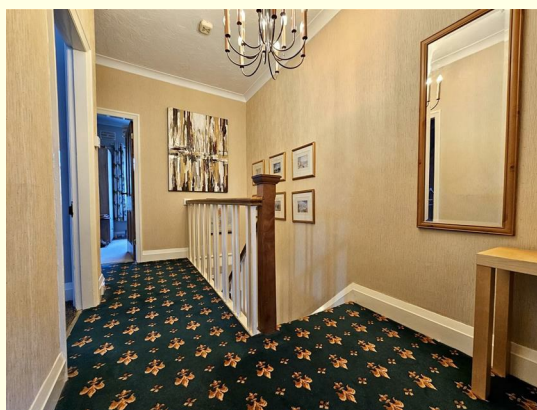
CLOAKS/WC

6'2 x 3'3

UPVC obscure double glazed window with top opening light to the side elevation. Two piece suite comprises a low level WC and wash hand basin. Part tiled walls. Fitted pantry shelving. Chrome heated ladder towel rail. Overhead light.

FIRST FLOOR LANDING

15'6 x 6'4 minimum



Spacious first floor landing approached from the previously described staircase with matching spindled balustrade. Corniced ceiling. Built in cupboard with a louvred door houses a wall mounted Worcester combi gas central heating boiler with further

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storage space below. Access to the very large LOFT ROOM via a pull down pine ladder. The boarded loft has two large Velux double glazed pivoting roof lights providing excellent natural light. Power and light connected and shelving. Note: The loft offers excellent potential for conversion to provide further bedroom accommodation with ample space available on the landing for a staircase, subject to the usual planning and building consents.

BEDROOM ONE

14'3 x 14'3 max



UPVC triple glazed window overlooks the rear south facing elevation. Two side opening lights. Contemporary radiator below. Corniced ceiling. Two overbed reading lights. Extensive range of fitted bedroom furniture comprises: Two double wardrobes and four single wardrobes, central mirrored panel and further storage above. Adjoining knee-hole dressing table with drawers either side and illuminated wall mirror above. Fitted shoe store and bedside drawer units.

BEDROOM TWO

14'9 into bay x 10'6 plus wardrobes



Second double bedroom with a walk in UPVC double glazed bay window enjoying lovely views across to Royal Lytham Golf Course. Upper stained glass leaded lights. Centre opening light. Corniced ceiling. Double panel radiator. Two fitted double wardrobes to either side of the chimney breast with storage above. Original central decorative cast iron fireplace.

BEDROOM THREE

9'1 x 8'9



Larger than average third bedroom. UPVC double glazed opening window enjoys the front views across Royal Lytham. Upper stained glass leaded lights. Single panel radiator. Corniced ceiling.

BATHROOM/WC

10'2 x 5'6



Good sized modern family bathroom. Two UPVC obscure triple glazed opening windows to the rear elevation. Four piece white suite comprises: Panelled bath with a centre mixer tap. Corner step in shower cubicle with curved sliding glazed doors and a Triton T80 electric shower. Wall hung wash hand basin with a centre mixer tap. Illuminated mirror fronted bathroom cabinet above. Roca low level WC completes the suite. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Inset ceiling spot lights.

OUTSIDE



To the front of the property is a walled garden approached through a pedestrian gate with stone flagged pathway leading to the front covered entrance with external wall light. The garden has been laid for ease of maintenance with stone flags and stone chipped borders with inset shrubs and flowering plants. External gas meter.

To the immediate rear of the property is a very attractive walled garden enjoying a sunny SOUTH FACING aspect. The garden has been laid to lawn with stone flagged patio areas, with stone chipped borders and inset stepping stones. Garden tap and outside lighting. Timber gate gives direct access to the rear service road.



UTILITY ROOM

14'10 x 7'3



Very useful and good sized separate Utility Room. UPVC double glazed windows to the side elevation with side opening light. Good range of eye and low level fixture cupboards and drawers. Corner shelving display. Stainless steel single drainer sink unit set in laminate working surfaces with splash back tiling. Plumbing and space for a washing machine. Space for a tumble dryer. Overhead strip light.

DOUBLE GARAGE/WORKSHOP

17'10 x 16'2

Good sized concrete garage approached from the rear service road via two up and over doors. Part glazed roof to the rear. Glazed window provides some natural light. Power and light connected. Side timber door leading to the rear garden.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED. The windows to the 1st floor rear of the house are triple glazed.

TENURE FREEHOLD/COUNCIL TAX

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

LOCATION



This deceptively spacious three bedroomed period family house built in 1913 by John Sutcliffe & Sons enjoys a highly sought after residential location with views of Royal

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Lytham Golf Course, within easy walking distance to the beach and Fairhaven Lake with its many leisure and sporting attractions. Transport services run along Clifton Drive to both Lytham and St Annes town centres with their comprehensive shopping facilities, restaurants and bars. The property is within walking distance to AKS Independent Primary and Senior Schools. Ansdell Primary and Lytham High School are also within an easy walk across Royal Lytham Golf Course. An early inspection is strongly recommended to appreciate the spacious accommodation this property has to offer which includes a large LOFT ROOM with the potential for a superb loft conversion and south facing rear garden.

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

37, Arundel Road, Lytham St Annes, FY8 1BL



Total Area: 127.3 m² ... 1370 ft² (excluding garage, utility room, loft room)

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	77

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
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