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## Alcantara 10 Bellingham Road, Lytham

- Spacious Detached Family House
- Highly Sought After Location within Easy Reach of Lytham Centre
- With a Self Contained Granny Flat Annexe
- Three Reception Rooms
- Fitted Dining Kitchen & Separate Utility Room/WC
- Four Double Bedrooms, En Suite Shower/WC & Bathroom/WC
- Beautiful Landscaped Rear Gardens & Double Garage with Large Loft Room Above
- No Onward Chain
- Internal & External Viewing Essential to Appreciate all this House has to Offer
- Freehold, Council Tax Band G & EPC Rating C

**£875,000**

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



[www.johnardern.com](http://www.johnardern.com)



## Alcantara 10 Bellingham Road, Lytham

### GROUND FLOOR

Wall mounted external light.

### ENTRANCE PORCH

**2.87m x 1.73m (9'5 x 5'8)**

Approached through a composite outer door. UPVC double glazed window to the side with two top opening lights and window blinds. Tiled floor. Corniced ceiling with an overhead light. Useful fitted cloaks/store cupboards. Arched glazed door with matching side panels leading to the central Hall.

### HALLWAY

**4.47m x 3.99m (14'8 x 13'1)**

Spacious reception hallway featuring a turned staircase leading off to the first floor. White spindled balustrade. Understair gas and electric meter cupboard. Attractive oak wood flooring. Double panel radiator. Corniced ceiling and centre decorative rose. Telephone point. Matching panelled oak doors leading off.



### LOUNGE

**5.13m x 3.73m (16'10 x 12'3)**

Impressive principal reception room. UPVC double glazed curved bay window overlooks the front garden with two side and two top opening lights. Fitted electric window blinds. Curved single panel radiator below. Matching oak flooring. Additional single panel radiator. Two wall lights. Television aerial point. Corniced ceiling and decorative ceiling mouldings. Focal point of the room is a fireplace with a raised tiled hearth and display surround, supporting a cast iron wood burning stove.



### STUDY

**3.30m x 2.72m (10'10 x 8'11)**

Useful separate reception room, ideal as a Study, Play Room or additional ground floor Bedroom. Double glazed window to the front elevation with two side opening lights and a central opening light. Single panel radiator. Telephone/internet points. Corniced ceiling.



### DINING ROOM & OPEN PLAN CONSERVATORY

**5.13m x 3.33m (16'10 x 10'11)**

### DINING ROOM

Inner Dining Room with a double glazed window to the side aspect and a top opening light. Corniced ceiling. Double panel radiator. Television aerial point. Door leading to the adjoining Kitchen. Square arch leading to the adjoining Conservatory.





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### CONSERVATORY

UPVC double glazed windows enjoy a delightful outlook over the rear garden. Three top opening lights. Double glazed door give direct access to the rear garden. Pitched glazed roof with two overhead light fittings/ceiling fans. Fitted air conditioning unit. Double panel radiator. Provisions for a wall mounted TV.



### DINING KITCHEN

**5.94m x 3.33m (19'6 x 10'11)**

Good sized family Dining Kitchen approached from both the Hallway and Dining Room. UPVC double glazed window to the rear aspect with two side opening lights. Double glazed double opening French doors give direct access to the rear garden and composite decked patio. Both the French doors and window have fitted electrically operated blinds. Good range of eye and low level cupboards and drawers. Incorporating three glazed display units. Franke one and a half bowl stainless steel sink unit with a centre mixer tap and moulded draining board. Set in matching Itastone Quartz working surfaces with splash back and concealed downlighting. Appliances comprise: Rangemaster cooking range with five gas ring burners, double electric oven and

grill below. Illuminated stainless steel extractor canopy above. Large American style Samsung fridge/freezer with water and ice dispenser. Display shelving to the side. Blomberg integrated dishwasher with a matching cupboard front. Ceramic tiled floor. Three overhead lights. Wall mounted extractor fan. Double panel radiator. Telephone/internet point. Television aerial point.



### UTILITY ROOM/WC

**2.79m x 2.64m (9'2 x 8'8)**

Useful separate Utility Room incorporating a ground floor



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Cloaks/WC. Obscure double glazed window to the side elevation with two top opening lights. Work surface with plumbing for a washing machine below and space for a tumble dryer and additional fridge or freezer if required. Wall mounted Worcester gas central heating boiler. Two piece white suite comprises a Roca low level WC and a vanity wash hand basin with a centre mixer tap and cupboard below. Splash back tiling. Chrome heated ladder towel rail. Large built in cloaks/store cupboard.



### FIRST FLOOR LANDING

Spacious central landing approached from the previously described staircase with matching spindled balustrade. A double glazed window to the half stair provides natural light to the Hall and Stairs. An additional double glazed window to the side elevation provides excellent additional natural light to the Landing and Stair areas. Two top opening lights. Corniced ceiling with a centre decorative rose. Single panel radiator. Access to the extremely spacious part boarded loft space via a pull down ladder and having a light. Matching white panelled doors lead off.



### BEDROOM SUITE ONE

**4.85m x 3.76m (15'11 x 12'4)**

Well fitted principal double en suite bedroom. Double glazed window overlooks the attractive front elevation with views along Bellingham Road. Two side and two top opening lights. Single panel radiator. Corniced ceiling. Extensive range of matching fitted furniture comprises: Two single wardrobes with bedside drawer units and glazed display shelving above. Overbed storage and inset spot lights. Three further double wardrobes with a centre display shelf for a TV. Dressing table with four drawers below, wall mirror above and a useful power point and spot light above. Additional slimline four drawer unit with adjoining display shelving. Sliding door leading to the En Suite.



### EN SUITE SHOWER/WC

**3.66m x 1.27m (12' x 4'2)**

Obscure double glazed window to the side elevation with a top opening light. Three piece white suite comprising: Step in shower cubicle with folding glazed doors and a Mira Sport electric shower. Pedestal wash hand basin with a centre





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mixer tap. Low level WC. Part tiled walls. Ceiling extractor fan and overhead light. Chrome heated ladder towel rail. Wall mounted mirror fronted bathroom cabinet.



### BEDROOM TWO

**4.90m x 3.53m (16'1" x 11'7")**

Second large double bedroom. Double glazed window overlooks the rear landscaped gardens. Two side and two top opening lights. Single panel radiator. Corniced ceiling. Laminate wood effect flooring. Fitted double headboard and wall mirror. Bank of fitted wardrobes with sliding doors to one wall.



### BEDROOM THREE

**3.33m x 2.74m (10'11" x 9')**

Third double bedroom. Double glazed window to the rear elevation with two side and a central top opening light. Single panel radiator. Corniced ceiling. Fitted double and single wardrobes. Fitted wall mirror.



### BEDROOM FOUR

**3.35m x 2.74m (11' x 9')**

Fourth larger than average bedroom. Double glazed window to the front elevation with two side and two top opening lights. Corniced ceiling. Single panel radiator. Two fitted double wardrobes.



### BATHROOM/WC

**3.89m x 2.51m (12'9" x 8'3")**

Spacious family bathroom comprising a four piece white suite. Obscure double glazed window to the side elevation with two top opening lights. Comprising: Deep fill panelled bath with a mixer tap and hand held shower attachment. Wide step in shower cubicle with a pivoting glazed door and a plumbed overhead shower and additional hand held shower attachment. Roca pedestal wash hand basin. Roca low level WC completes the suite. Part tiled walls. Ceiling extractor fan and overhead light. Chrome heated ladder towel rail. Wall mounted mirror fronted bathroom cabinet with inset spot light and glazed display shelving. Fitted airing cupboard houses a hot water cylinder with excellent linen storage space to the side.



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### OUTSIDE

To the front of the property is an attractive landscaped walled garden with a driveway providing excellent off road parking and leading down the side of the house through double opening timber gates, which reveal further private parking directly in front of the double garage. Garden tap and lighting. Front small lawned area with well stocked flower and shrub borders, with inset trees and conifers. Matching pathways and additional timber gate to the side of the house.

To the immediate rear is a stunning family garden with a good sized composite decked patio area adjoining the rear of the house. External all weather power points and lighting. With a large lawn again supported with well stocked borders, with flowering plants, shrubs and trees. A stone flagged pathway leads to a patio area directly in front of the SELF CONTAINED STUDIO FLAT. External lighting and bamboo hedging. To the side of the main house is a covered log store and timber shed.



### DOUBLE GARAGE

**5.56m x 4.62m (18'3 x 15'2)**

Good sized Garage approached through an electric roller door. Power and light connected. Belfast style ceramic sink and cold water tap. Double glazed window with a side opening light provides some natural light. Rear door leads to a further rear Store Room with a side UPVC personal door. With an inset obscure double glazed panel and giving direct access to the rear garden. A timber staircase leads to the Loft.



### LARGE GARAGE LOFT

Very useful and very spacious 1st floor boarded loft room with power and light connected. Four Velux double glazed pivoting roof lights.

### STUDIO ANNEXE/GRANNY FLAT

**7.44m x 4.65m max (24'5 x 15'3 max)**

Used by the previous owner as a very successful Holiday Let providing a good income. Alternatively offers excellent accommodation for an extended family, teenagers suite or guest accommodation to suit a purchasers requirements. Would also make a fantastic spacious games room or could be utilised as a work from home office space.





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### OPEN PLAN LIVING ROOM/BEDROOM

Approached through a UPVC double glazed French door with a side double glazed window and opening top light, overlooking the rear garden. Laminate wood effect flooring with electric underfloor heating. Television aerial point. Being open plan to the Kitchen.



### OPEN PLAN KITCHEN

Good range of modern eye and low level fixture cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap. Set in heat resistant work surfaces with matching splash back. Built in appliances comprise: Lamona four ring electric ceramic hob with a glazed splash back. Lamona electric oven and grill below. Integrated fridge, slimline dishwasher and washing machine, all with matching cupboard fronts. Matching flooring. Sliding door leads to the Shower Room.



### SHOWER ROOM/WC

**2.03m x 0.97m (6'8 x 3'2)**

Three piece modern white suite comprises: Step in shower cubicle with folding glazed doors and a Triton T80 electric

shower. Vanity wash hand basin with a cupboard below and offset mixer tap. Low level WC. Chrome electric heated ladder towel rail. Matching flooring. Wall mounted extractor fan and overhead light. Dimplex electric wall heater.



### 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. The self contained Studio Granny Flat has electric underfloor heating.

### DOUBLE GLAZING

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

### SOLAR PANELS

The property has 6.5kw solar panels fitted to one side of the Garage pitched roof (the panels are owned by the property and aren't on a feed in tariff but help reduce the overall monthly electricity bills)

### INTERNET CONNECTION/MOBILE PHONE SIGNAL

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

### NOTE

The carpets, blinds, curtains and light fittings are included in the asking price.

### LOCATION

This deceptively spacious four/five bedroomed detached residence is situated in one of Lytham's most sought after addresses being within minutes from GREEN DRIVE GOLF



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COURSE and only a short few minutes walk into the centre of Lytham with its attractive shopping facilities and town centre amenities. The property is close to St Peter's and Lytham C of E primary schools and St Bedes senior school. This family house stands on a large plot with large gardens including a feature self contained STUDIO/GRANNY FLAT ANNEXE and double Garage with very large Loft Room above. Internal viewing essential. No onward chain.

### TENURE FREEHOLD/COUNCIL TAX

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

### 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto: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](http://www.guildproperty.co.uk).

### Consumer Protection from Unfair Trading Regulation

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 October 2024

10, Bellingham Road, Lytham St Annes, FY8 4JQ



Total Area: 202.7 m<sup>2</sup> ... 2182 ft<sup>2</sup>

All measurements are approximate and for display purposes only





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10, Bellingham Road, Lytham St Annes, FY8 4JQ



Total Area: 38.8 m<sup>2</sup> ... 418 ft<sup>2</sup>

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	73	77
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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England & Wales		
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