



ESTATE AGENTS • VALUER • AUCTIONEERS



21 Mythop Road, Lytham

- Beautifully Presented Detached Chalet Style House
- Within Walking Distance of Lytham Centre
- Spacious Lounge & Dining Room
- Fitted Breakfast Kitchen, Utility & Cloaks/WC
- Ground Floor 3rd Bedroom
- Two 1st Floor Double Bedrooms
- Modern En Suite Shower/WC & Principal Shower Room/WC
- Gardens to the Front & Rear, Double Garage & Good Off Road Parking
- No Onward Chain
- Freehold, Council Tax Band E & EPC Rating D

£425,000

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



www.johnardern.com



21 Mythop Road, Lytham

GROUND FLOOR

SIDE ENTRANCE

External wall light.

HALLWAY

Spacious and tastefully presented central Hall approached through an outer door with an inset stained glass obscure double glazed panel. Contemporary radiator with a display shelf above. Wood effect textured and cushioned vinyl flooring throughout. Turned staircase leads off to the first floor with a modern wrought iron balustrade. Useful understair store cupboard. Corniced ceiling with an overhead light. Wall mounted central heating programmer control. White panelled doors leading off.



CLOAKS/WC

1.70m x 0.84m (5'7" x 2'9")

UPVC double glazed window to the side elevation with a side opening light and fitted window blinds. Contemporary two piece suite comprises: Semi concealed low level WC with a dual flush and tiled display above. Wash hand basin with an offset mixer tap and cupboard below. Heated ladder towel rail in anthracite grey. Polished tiled floor and matching part tiled walls. Two inset ceiling spot lights.



LOUNGE

6.65m x 3.61m (21'10" x 11'10")

Spacious full width principal reception room approached through a part glazed door from the Hall. Two UPVC double glazed picture windows overlook the front garden with a number of opening lights. Additional double glazed window to the side elevation providing further excellent natural light. Corniced ceiling with an overhead light. Two contemporary radiators. Television aerial point. Internet point. Focal point of the room is a wall mounted fireplace with a display hearth, supporting a gas coal effect living flame fire.



DINING ROOM

3.66m x 3.63m (12' x 11'11")

Second well proportioned reception room. UPVC double glazed French doors overlook and give direct access to the rear garden. Matching full length double glazed window to the side with a top opening light. Matching wood effect flooring. Corniced ceiling with an overhead light. Double panel radiator. Kitchen leading off.



BREAKFAST KITCHEN

3.56m x 3.18m (11'8" x 10'5")

Modern fitted family Kitchen. UPVC double glazed windows to both the rear and side aspects. Both with side opening lights and window blinds. Range of eye and low level cupboards and drawers. One and a half bowl single drainer sink unit with a centre mixer tap. Set in colour contrasting Quartz working surfaces with matching splash back and concealed downlighting. Matching breakfast bar with cupboards below. Built in appliances comprise: Electrolux four ring electric induction hob. Stainless steel illuminated extractor above. Electrolux electric double oven and grill. Whirlpool microwave oven above. Integrated fridge/freezer with a matching cupboard front. Inset ceiling spot light. Matching wood effect flooring. Contemporary radiator in anthracite grey. Door leading to the Utility.



UTILITY ROOM

1.98m x 1.63m (6'6" x 5'4")

Useful separate Utility with a wood effect laminate floor. Outer door with an inset obscure double glazed panel leading to the rear garden. Fitted eye and low level cupboards, Fitted work top with plumbing below for a washing machine and dishwasher. Wall mounted Worcester combi gas central heating boiler.

21 Mythop Road, Lytham



BEDROOM THREE

3.18m x 2.77m (10'5 x 9'1)

Ground floor double bedroom which could also be used as a further reception room or study if preferred. UPVC double glazed window to the side elevation with a side opening light. Fitted 'Night & Day' window blinds. Contemporary radiator. Corniced ceiling and an overhead light.



FIRST FLOOR LANDING

3.25m x 2.67m (10'8 x 8'9)

Spacious central Landing approached from the previously described staircase with a matching balustrade. UPVC obscure double glazed window to the side elevation provides excellent natural light to the stairs and landing. Central top opening light. Corniced ceiling. Access to the loft space. Contemporary radiator. Useful built in cupboard with shelving for linen storage. White panelled doors leading off.



BEDROOM SUITE ONE

4.80m x 3.61m (15'9 x 11'10)

Full width principal double bedroom. UPVC double glazed windows to both side elevations. Side opening lights and fitted vertical window blinds. Radiator in anthracite grey. Corniced ceiling and an overhead light. Obscure glazed door leading to the En Suite.



EN SUITE SHOWER/WC

2.24m x 1.85m max into shower (7'4 x 6'1 max into shower)

(max L shaped measurements. Superb three piece modern suite comprises: Large tiled showering area with a pivoting glazed screen and recessed display. Wall hung wash hand basin with an offset mixer tap

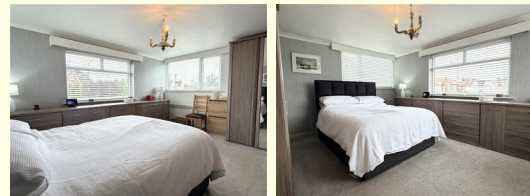
and cupboard below. Illuminated mirror above. Semi concealed low level WC with a Gerberit dual flush. Tiled display and glass shelf above. Feature tiled floor and walls. Four inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail.



BEDROOM TWO

4.80m x 3.61m (15'9 x 11'10)

Second large full width double bedroom with a double glazed window overlooking the front aspect with views along Mythop Road. Further double glazed windows to both side elevations and having side opening lights and fitted blinds. Radiator in anthracite grey. Corniced ceiling with an overhead light. Access to the roof eaves. Fitted double wardrobe and a triple fitted wardrobe with a central mirrored panel.



SHOWER ROOM/WC

2.59m x 2.24m (8'6 x 7'4)

Second superb three piece modern white suite. UPVC obscure double glazed opening window to the side aspect and an additional obscure double glazed window with a side opening light and fitted roller blinds. Wide shower with a fixed glazed screen and an overhead shower. Vanity wash hand basin with a centre mixer tap and drawers below. Illuminated mirror above. Semi concealed low level WC with a Gerberit dual flush completes the suite. Tiled floor and walls. Four inset ceiling spot lights. Chrome heated ladder towel rail.



OUTSIDE

To the front of the property is a good sized walled garden which has been laid to lawn with very well stocked flower and shrub borders. An adjoining stone flagged driveway provides excellent off road

21 Mythop Road, Lytham

parking for a number of cars and leads down the side of the property. Double opening timber gates reveal a further parking space if required in front of the double garage.

To the immediate rear is an attractive garden which has been landscaped with ease of maintenance in mind. With stone flagged sun terraces, stone chippings and a decorative central circular stone patio feature. Timber framed summer house/garden store. Side raised timber planters with inset shrubs. Outside lighting and garden tap. Further stone flagged area to the side of the house providing a useful bin store area and having an additional timber gate leading to the front garden.

DOUBLE GARAGE

5.59m x 5.54m (18'4 x 18'2)

Double brick garage approached through two up and over doors. Power and light connected. UPVC double glazed window to the side provides some natural light and having a side opening light. Fitted eye and low level cupboards.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (approx 5 years old) in the Utility serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

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

LOCATION

This beautifully presented and modernised three bedroomed detached chalet style house enjoys a highly sought after location within just a few minutes strolling distance into the centre of Lytham with its comprehensive shopping facilities, bars, cafes and restaurants. Lytham C of E and St Peters Primary Schools are within walking distance together with St Bedes Senior School. Park View playing fields, Green Drive woodland walk, Green Drive Golf Course and Lytham Hall are also within a pleasant stroll. An internal viewing is essential to appreciate the accommodation this property has to offer. This particular property also has off road parking to the front for a number of cars and a double garage to the rear. 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

Digital Markets, Competition & Consumers Act 2024

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 2026

21, Mythop Road, Lytham St Annes, FY8 4JD



Total Area: 124.5 m² ... 1340 ft²

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

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	81

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	



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.