



ESTATE AGENTS • VALUER • AUCTIONEERS



21 Haymarket, Lytham St Annes

- Very Tastefully Presented Art Deco Style Semi Detached Family House
- Superb Large Gardens to the Rear
- Good Sized Front Lounge
- Feature Full Width Open Plan Kitchen with a Living/Dining Area
- Three Bedrooms
- Modern Bathroom & Separate WC
- Integral Garage & Driveway
- Close to Local Schools & Royal Lytham Golf Course
- Viewing Essential
- Leasehold, Council Tax Band D & EPC Rating D

£350,000

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



www.johnardern.com



21 Haymarket, Lytham St Annes

GROUND FLOOR

External wall mounted light.

ENTRANCE VESTIBULE

Approached through UPVC double opening doors with inset obscure double glazed leaded panels. Ceramic tiled floor. Inner obscure glazed hardwood door leads to the Hallway. Matching full length glazed panels to either side of the door provide good natural light to the Hall and Stairs.

HALLWAY

3.86m x 1.93m (12'8 x 6'4)

Tastefully presented entrance Hall. Turned staircase with a side balustrade leads to the first floor. Useful under stair cloaks/store cupboard with an overhead light and containing the gas and electric meters. Wood effect laminate flooring. Double panel radiator with display shelf above. Corniced ceiling.



LOUNGE

4.06m x 3.89m (13'4 x 12'9)

Well proportioned principal reception room. UPVC double glazed oriel bay window overlooks the front garden with a deep display sill and two top opening lights. Additional feature corner double glazed windows provide further excellent natural light, again with a top opening light. Double panel radiator. Corniced ceiling. Television aerial point. Full fibre internet point. Focal point of the room is an original tiled fireplace with a matching raised hearth.



FIRST FLOOR LANDING

2.79m x 2.31m (9'2 x 7'7)

Central landing approached from the previously described staircase with matching balustrade. Access to the part boarded loft space via a pull down ladder and having a light. UPVC obscure double glazed window to the side elevation provides excellent natural light to the Hall, Stairs and Landing areas. Doors leading off.



OPEN PLAN LIVING/DINING KITCHEN

8.66m x 4.60m max (28'5 x 15'1 max)

(max L shaped measurements) Situated to the rear of the house is a superb full width open plan modern Kitchen (fitted approx 4 years ago) with a spacious Living and central Dining area. The Living area has a matching wood effect laminate floor. UPVC double glazed French door overlooking and giving direct access to the rear gardens. UPVC double glazed windows to either side of the door with two top opening lights. Corniced ceiling. Single panel radiator.

To the Kitchen area are two further UPVC double glazed windows to both the rear and side aspects, both having two top opening lights. The Kitchen comprises an excellent range of modern eye and low level cupboards and drawers. One and a half bowl single drainer sink unit with a centre mixer tap set in working surfaces with matching splash back. Matching peninsular breakfast bar. Built in appliances comprise a Neff five ring wide gas hob. Stainless steel and glass illuminated extractor canopy above. Neff electric double oven and grill. Integrated dishwasher with a matching cupboard front. Space for a large fridge/freezer. Inset ceiling spot lights. Double panel radiator. Grey tiled effect flooring. Inner door leads to the INTEGRAL GARAGE with Utility area.

BEDROOM ONE

4.06m x 3.51m (13'4 x 11'6)

Nicely decorated principal double bedroom. Large UPVC double glazed window enjoys an outlook to the front of the property with views of the central green area and along Haymarket. Additional feature UPVC double glazed corner window with top opening light. Single panel radiator.

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BEDROOM TWO

3.96m x 3.51m (13' x 11'6)

Second good sized double bedroom. UPVC double glazed picture window overlooks the large rear gardens. Side opening light. Single panel radiator. Original built in cupboard with hanging rail.



BEDROOM THREE

2.54m x 2.36m (8'4 x 7'9)

Third larger than average single bedroom. Feature UPVC double glazed corner window overlooking the front of the property with two top opening lights. Single panel radiator. Picture rails. Fitted corner display shelving.



BATHROOM

2.31m x 2.03m (7'7 x 6'8)

Modern family bathroom comprising a three piece white suite. UPVC obscure double glazed window with

a top opening light and fitted window blinds. Deep fill panelled bath with a centre mixer waterfall tap. Step in corner shower cubicle with curved glazed doors and a plumbed shower. Wall hung Rak Ceramics wash hand basin with a centre mixer tap. Mirror fronted bathroom cabinet above. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Inset ceiling spot lights and extractor fan.



SEPARATE WC

1.42m x 0.76m (4'8 x 2'6)

UPVC obscure double glazed window with a top opening light. Low level WC. Overhead light.

OUTSIDE

To the front of the property is a walled garden approached through a metal gate with an asphalted driveway providing off road parking for a small car, it would be possible to widen the driveway subject to any consents. The driveway leads to the Garage and a pathway continues down the side of the house with a gate leading to the rear garden providing a useful bin store area with garden tap. The driveway is bordered by a lawn to either side and has side flower and shrub borders.

To the immediate rear is a feature large family garden laid mainly to lawn with a side stone flagged terrace situated to make the most of the evening west facing sun. Side and rear borders with inset shrubs and trees.



GARAGE

4.93m x 2.44m (16'2 x 8')

Integral Garage approached through an up and over door. Internal door leads directly to the Dining Kitchen and main house. Power and light connected. Plumbing facilities for a washing machine and

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space for a tumble dryer. Wall mounted Worcester combi gas central heating boiler. UPVC obscure double glazed window to the side elevation provides some natural light. UPVC outer door with an inset obscure double glazed panel gives access to the side and rear of the house.

CENTRAL HEATING

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

NOTE

The carpets and blinds are included in the asking price.

Security alarm system. We understand the property was re-roofed approximately 3 years ago.

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 approx £6. Council Tax Band D

LOCATION

This superbly presented three bedroomed semi detached Art Deco style family property provides spacious accommodation together with a very good sized enclosed rear garden. Haymarket is a popular residential area within yards from ROYAL LYTHAM & ST ANNES GOLF COURSE and being within a few minutes strolling distance to a number of Primary Schools and Lytham St Annes High School. Transport services are readily available on Church Road with routes into Lytham and St Annes principal town centres. There are also good local shops in Ansdell on Woodlands Road and nearby on Whalley Place. An internal viewing is recommended to appreciate what this property has to offer.



VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.



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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

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21, Haymarket, Lytham St Annes, FY8 3LW



Total Area: 107.8 m² ... 1160 ft² (excluding garage)

All measurements are approximate and for display purposes only

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		63	70
		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			
(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	



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