JOHN ARDERN
"The Family Estate Agent"
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ESTATE AGENTS • VALUER • AUCTIONEERS







Tipton House 3 Clifton Drive, Lytham





- Stunning Period Property Close to Lytham Green
- In a Highly Sought After Residential Location, Walking Distance to Lytham Centre
- Standing in Beautiful Landscaped Private South Facing Gardens
- Three Reception Rooms
- Family Dining Kitchen, Utility & Cloaks/WC
- Three 1st Floor Bedrooms, En Suite Bathroom/WC & Family Bathroom with Separate WC
- Two Further 2nd Floor Double Bedrooms both with En Suite Shower Rooms/WC
- Double Garage & Good Off Road Parking
- Viewing Essential
- Freehold, Council Tax Band F & EPC Rating E

Offers Over £1,000,000

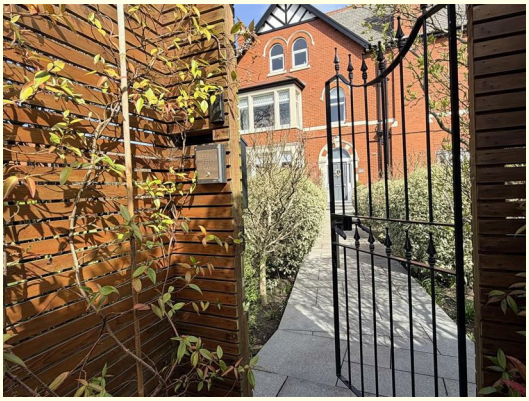
VIEWING: Strictly by appointment through 'John Ardern & Company'

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GROUND FLOOR
Stone steps lead to the front entrance with external lighting and CCTV.



ENTRANCE VESTIBULE
2.01m x 1.70m (6'7 x 5'7)
Approached through an outer door with a frosted numbered glazed arched panel above. Matching obscure double glazed panels to the side. Corniced ceiling and decorative tiled floor. Inner obscure part glazed hardwood door leading to the Hallway. Matching obscure glazed panels to either side of the door and a stained glass leaded panel above.



CENTRAL HALLWAY
7.24m x 4.52m max (23'9 x 14'10 max)
Spacious central L shaped Hall with attractive Amtico herringbone design flooring throughout. High level corniced ceiling with decorative arch and picture rails. Two panel radiators with decorative screens. Turned staircase leads to the first floor with a spindled balustrade. Deep under stair cloaks/store cupboard with an overhead light and housing the gas and electric meters and the circuit breaker fuse boxes. Panelled doors leading off.



LOUNGE
5.11m into bay x 5.00m (16'9 into bay x 16'5)
Tastefully presented principal reception room. UPVC double glazed walk in square bay window overlooks the south facing private front gardens. Side opening light. Double panel radiator. Corniced ceiling, centre rose and picture rails. Matching Amtico wood effect flooring. Television aerial point. Focal point of the room is a fireplace with a display surround, and a raised polished hearth supporting a cast iron wood burning stove.



DINING KITCHEN
6.60m into bay x 5.69m (21'8 into bay x 18'8)
Spacious family Kitchen with a UPVC double glazed bay window with a side opening light enjoying an outlook over the side gardens. Further double glazed oriel bay window to the front aspect with a central opening light and padded window seat below. Excellent range of eye and low level cupboards and drawers. Including a large glazed double display cupboard and further mirror glazed display units. Large central island/breakfast bar with drawers below, wine racks and a wine fridge with double doors. Wide ceramic

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sink unit with a centre mixer tap set in granite work tops with matching splash back. Electric AGA with twin hot plates, double oven and grill. Illuminated extractor above. Integrated dishwasher with a matching cupboard front. Freestanding Samsung American style fridge/freezer available by separate negotiation. Double matching doors reveal a very useful pantry store cupboard. Double panel radiator. Corniced ceiling and centre rose. Two wall lights. Picture rails. Provisions for a wall mounted TV. Matching Amtico flooring.







DINING ROOM

5.41m x 3.81m (17'9 x 12'6)

Second well proportioned reception room. Double glazed double opening French doors overlook and give direct access to the south facing gardens. Matching Amtico flooring. Panel radiator with a decorative screen. Central chimney breast with a Portway cast iron wood burning stove which can be accessed and enjoyed from both the Dining Room and adjoining Snug. Door leads to the Snug.



FAMILY SNUG

5.41m x 2.79m (17'9 x 9'2)

Delightful third reception area with a double glazed window to the front elevation and having a side opening light. Ceramic tiled floor. Panel radiator with a decorative screen. Three wall lights. Inset ceiling spot lights. Fitted feature display bookcase to one wall with matching ladder. This room also benefits from the central chimney breast and Portway cast iron stove. Door leads off to the rear Hall.

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REAR ENTRANCE HALL

2.69m x 2.01m max (8'10 x 6'7 max)

L shaped Hall providing a useful 2nd entrance through a hardwood outer door and being adjacent to the driveway. Ceramic tiled floor. Single panel radiator. Doors leading off to the Utility, Cloaks/WC and Double Garage.

UTILITY ROOM

2.69m x 2.64m (8'10 x 8'8)

Useful separate Utility. With a matching tiled floor and single panel radiator. Central sky light provides some natural light. Fitted granite work top and splash back. Stainless steel one and a half bowl sink unit with a centre mixer tap. Plumbing for a washing machine and space for a tumble dryer below together with a fitted low level cupboard. Additional fitted cupboard and drawer unit and adjoining full length cupboard with shelving.

CLOAKS/WC

Glazed sky light. Two piece white suite comprises: Low level WC. Vanity wash hand basin with a centre mixer tap and cupboard below. Single panel radiator. Matching tiled floor.



FIRST FLOOR LANDING

7.26m x 1.93m (23'10 x 6'4)

Spacious split level landing approached from the previously described staircase with a spindled balustrade. Corniced ceiling and decorative arch. Continuing staircase to the 2nd floor accommodation. Panel radiator and decorative screen. Panelled doors leading off.



BEDROOM SUITE ONE

5.69m into bay x 4.60m (18'8 into bay x 15'1)

Impressive principal bedroom suite. UPVC double glazed bay window overlooks the side aspect with a side opening light. Single panel radiator below and additional double panel radiator on the inner wall. Corniced ceiling and picture rails. Two large walk in wardrobes. Wardrobe One 10'10 x 4'7 with an overhead light and panel radiator. Wardrobe Two 6'3 x 4'7 with an overhead light. Both having hanging rails and display shelving. Door leads to the En Suite Bathroom/WC.



EN SUITE BATHROOM/WC

4.17m x 2.77m (13'8 x 9'1)

Superb Bathroom comprising a white six piece suite. UPVC

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double glazed window to the front elevation with a lower opening light. Feature marble panel bath with a centre mixer tap and pull out hand held shower attachment. Wide shower cubicle with sliding glazed doors, plumbed overhead shower and hand held shower attachment. Twin Kohler vanity wash hand basins, both with centre mixer taps and cupboards below. Large wall mirror above. Kohler low level WC and adjoining Bidet. Ceramic tiled floor with electric underfloor heating. Inset ceiling spot lights. Chrome heated ladder towel rail.




BEDROOM TWO/SITTING ROOM

5.21m x 4.50m (17'1 x 14'9)

Second large double bedroom currently furnished and used as a further family sitting room. UPVC double glazed walk in square bay window overlooking the front elevation. Double panel radiator. Corniced ceiling and picture rails. Television aerial point. Telephone point. Focal point is a fireplace with a white display surround, raised polished hearth and cast iron inset.



REAR LANDING

6.78m x 0.89m (22'3 x 2'11)

UPVC obscure double glazed leaded window to the side elevation. Access to loft space. Single panel radiator. Matching panelled doors leading off to the following rooms.

BEDROOM THREE

4.39m x 3.81m (14'5 x 12'6)

Third double bedroom. UPVC double glazed opening window to the front elevation. Double panel radiator. Television aerial point. Decorative period fire surround.



BATHROOM

3.38m x 2.72m (11'1 x 8'11)

Family bathroom with a UPVC double glazed opening window to the front elevation with a lower obscure panel. Comprising a three piece white suite. Tiled panelled bath with a centre mixer tap and hand held shower attachment. Tiled displays. Wide shower cubicle with sliding glazed doors, a plumbed overhead and hand held showers. Wide vanity wash hand basin with a centre mixer tap and drawers below. Illuminated wall mirror above. Chrome heated ladder towel rail. Part tiled walls. Inset ceiling spot lights. Door reveals a large airing cupboard with an overhead light housing a wall mounted Worcester gas central heating boiler and a separate hot water cylinder.



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SEPARATE WC
UPVC obscure double glazed opening window. Low level WC. Ceramic tiled floor. Two inset ceiling spot lights.

SECOND FLOOR LANDING
7.24m x 1.93m (23'9 x 6'4)
Spacious Landing area, again approached from the previously described staircase with a spindled balustrade. Velux double glazed pivoting roof light. Double panel radiator. Panelled doors leading off.



BEDROOM SUITE FOUR
5.11m x 4.29m (16'9 x 14'1)
Fourth tastefully presented double bedroom with two feature UPVC double glazed arched windows enjoying a delightful outlook to the front of the property with sea views in the distance. Both with lower opening lights. Double panel radiator. Television aerial point. Period decorative fire surround. Door reveals a walk in wardrobe 7' x 5'1 with inset ceiling spot lights, a single panel radiator, hanging rails and open display shelving. Door leading to the En Suite.





EN SUITE SHOWER ROOM/WC
2.21m x 2.11m (7'3 x 6'11)
Three piece modern white suite comprising: Corner shower cubicle with curved sliding doors, plumbed overhead and hand held shower attachment. Vanity wash hand basin with a centre mixer tap and drawers below. Wall mirror above and two wall lights. Low level WC. Inset ceiling spot lights. Ceramic tiled walls and floor. Chrome heated ladder towel rail. Ceiling extractor fan.



BEDROOM SUITE FIVE
6.10m x 3.99m into bay (20' x 13'1 into bay)
Large fifth double bedroom approached through a walk way with an over head light, door to the En Suite and square arch to the Bedroom area. UPVC double glazed oriel bay window to the side elevation with a deep display sill. Double panel radiator. Bank of three fitted double wardrobes to one wall. Television aerial point. Period decorative fireplace.





EN SUITE SHOWER/WC
3.76m x 1.63m (12'4 x 5'4)
Three piece modern white suite comprising: Shower cubicle with a pivoting glazed door, plumbed overhead and hand held shower attachment. Vanity wash hand basin with a centre mixer tap and drawers below. Mirror fronted bathroom cabinet above. Tiled display shelf. Low level WC. Inset ceiling spot lights and loft access. Ceramic tiled walls and floor. Chrome heated ladder towel rail. Ceiling extractor fan.

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OUTSIDE

Tipton House stands in very well kept landscaped gardens and has a central pedestrian access through an outer gate leading to a private inner entrance and further electrically operated wrought iron gate with security entry phone. A central stone flagged pathway leads to the front entrance, bordered each side by well stocked and illuminated shrub borders. There are private SOUTH FACING lawned gardens either side of the pathway, which continue along the side of the property and are surrounded by mature conifers providing privacy. Further well stocked flower beds. There is a good sized stone flagged sun terrace with lighting and external power points.

Lying adjacent is the driveway which provides good off road parking for a number of cars and is approached through electrically operated double opening gates and leads directly to the attached Garage.









GARAGING

6.71m x 5.59m (22' x 18'4)

Approached through an electrically operated up and over door. Power and light connected. Wiring for the CCTV. Inner door leading to the rear Entrance Hall and the main house.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler in the 1st floor Bathroom serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

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SECURITY
The property has external and internal CCTV

TENURE FREEHOLD/COUNCIL TAX
The site of the property is held Freehold. Council Tax Band F

LOCATION
This stunning and substantial five bedroomed Victorian residence is situated at the corner of Clifton Drive and West Bank Avenue, being at the end of a Victorian terrace of just three properties, enjoying the benefit of beautiful and very private South facing front and side family gardens, surrounded by mature conifer borders and approached through electrically operated gates. The property is in a highly sought after conservation area and is within just a few minutes stroll to Lytham Green and the Promenade and only minutes from Lytham town centre. Offering very tastefully presented accommodation over three floors, including three Reception Rooms, a family Dining Kitchen, Utility and Cloaks/WC, five large double Bedrooms, three of which are En Suite together with a Family Bathroom and separate WC. Excellent off road parking and integral Double Garage. Internal and external viewing essential.

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, rightmove.com, onthemarket.com, Email Address: 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.

Digital Markets, Competition & Consumers Act 2024

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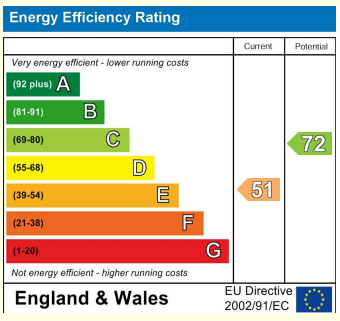


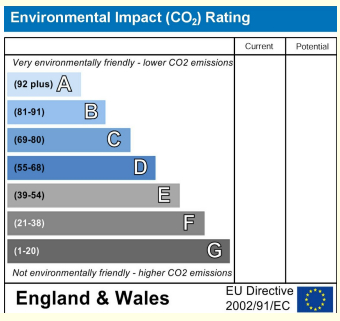
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