



ESTATE AGENTS • VALUER • AUCTIONEERS



## 10 Coronation Road, Lytham St Annes

- Superb Semi Detached Family House
- Yards from Fairhaven Lake & Grannys Bay
- Attractive Hallway & Cloaks/WC
- Lounge & Spacious Open Plan Living/Dining Kitchen
- Feature Central Landing & Four Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Enclosed Rear Garden & Front Off Road Parking
- Viewing Essential
- No Onward Chain
- Leasehold. Council Tax Band E & EPC Rating D

**£449,500**

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



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





## 10 Coronation Road, Lytham St Annes

### GROUND FLOOR

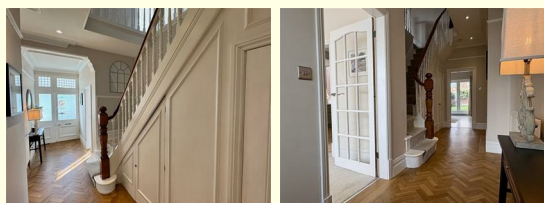
#### ENTRANCE VESTIBULE

4'10 x 3'9

Approached through a hardwood outer door with inset obscure glazed panels. Wall light. Fitted doormat. Part wood panelled walls. Original stained glass obscure window on the inner wall, bordering the adjacent property. Inner door with an inset obscure glazed panel leads to the Hallway. Obscure glazed panel to the side and leaded glazed panels above, help provide good natural light.

#### HALLWAY

21'2 x 8'5



Spacious and tastefully presented entrance Hall. Detailed corniced ceiling and arch. Inset spot lights. Single panel radiator. Amtico wood effect flooring. Turned staircase leads to the first floor galleried landing. White spindled balustrade and polished wood handrail. Understair store cupboard with the electric meter. Adjoining door to the Cloaks/WC. Glazed panel doors lead off to both the Lounge and the Dining Kitchen.

#### CLOAKS/WC

4'7 x 2'5

Two piece white suite comprises: Low level WC. Corner vanity wash hand basin with a centre mixer tap and cupboard below. Automatic overhead light. Amtico flooring. Part panelled walls to the dado rail.

#### LOUNGE

14'6 into bay x 13'5



Well proportioned principal reception room. UPVC double glazed square bay window overlooks the front elevation. Two

top opening lights and fitted window blinds. Corniced ceiling with inset spot lights. Contemporary wall mounted column radiator. Aerial socket and power point for a wall mounted TV. Two wall lights. Matching glazed panel door leads to the Kitchen.

#### OPEN PLAN LIVING/DINING KITCHEN

24' x 18'9 max



(max L shaped measurements) Impressive entertaining family Kitchen with an open plan Living area.



To the Living area are UPVC double glazed doors overlooking and giving direct access to the rear garden. Laminate wood effect flooring throughout. Inset ceiling spot lights. Wall mounted column radiator. Focal point is a fireplace with a white display surround and raised hearth supporting a cast iron wood burning stove. Provisions for a wall mounted TV above. Fitted cupboards to one side of the fireplace. Fitted mirrored display shelving with wine glass holders to the opposite chimney recess.



To the Kitchen area are UPVC double glazed windows to the side and rear elevations, both with top opening lights and fitted window blinds. Good range of eye and low level fixture cupboards and drawers. Franke stainless steel sink unit with a centre mixer tap. Set in work surfaces with matching splash back. Matching peninsular breakfast bar. Cooking range with five gas ring burners and double electric ovens and grill below. Illuminated extractor above. Integrated Diplomat dishwasher with a matching cupboard front. Slimline integrated wine cooler. Lowry freestanding fridge, Wall mounted concealed Alpha combi gas central heating boiler. Inset ceiling spot lights and three feature pendant light fittings. Matching column radiator and wood effect flooring. Additional UPVC obscure double glazed oriel bay window to the side elevation with work surface below and cupboards housing a Miele washing machine and Candy tumble dryer. Door reveals a very useful PANTRY store cupboard 3'11 x 3'8 with an automatic light, display shelving and power points, with space for a freezer.

## FIRST FLOOR LANDING

11'9 x 11'5



Feature central galleried landing approached from the previously described staircase with matching balustrade. A central mirrored loft hatch has wiring in place we understand, should a future purchaser wish to install a feature overhead

light fitting. Corniced ceiling, Double panel radiator. White panelled doors leading off.

## BEDROOM SUITE ONE

15'2 into bay x 12'4



UPVC double glazed square bay window overlooks the front of the property with views along Coronation Road and Pollux Gate, enjoying the morning sun. Padded window seat fitted into the bay with drawers below. Two side opening lights and fitted roman blinds. Corniced ceiling. Wall mounted column radiator. Aerial socket and power point for a wall mounted TV. Overhead light. Sliding door reveals the En Suite.

## EN SUITE SHOWER/WC

7'2 x 2'9



Three piece white suite comprises: Step in tiled shower cubicle with a folding glazed door, plumbed overhead shower and additional hand held shower attachment. Vanity wash hand basin with a centre mixer tap and cupboard below. Low level WC. Chrome heated ladder towel rail. Overhead ceiling spot lights and extractor fan. Ceramic tiled floor.



# 10 Coronation Road, Lytham St Annes



## BEDROOM TWO

11'9 x 10'10



Second nicely presented double bedroom. UPVC double glazed window to the rear elevation with a top opening light and fitted roman blind. Double panel radiator. Overhead light.

## BEDROOM THREE

12'1 x 8'6



Third good sized double bedroom. UPVC double glazed window to the rear elevation. Top opening light. Double panel radiator. Overhead light. Second main access to the large loft which is part boarded and has a light.

## BEDROOM FOUR

10'2 x 6'4



Delightful fourth bedroom which would also make a lovely Study or Sun Lounge. Original hardwood door with an inset leaded glazed panel gives access to the small BALCONY with wooden balustrade and side views towards Fairhaven Lake. Matching leaded glazed window to the side. Double panel radiator. Corniced ceiling and picture rails.

## BATHROOM/WC

8'6 x 7'2 max



Modern family bathroom. Two UPVC obscure double glazed opening windows to the side elevation. Comprising a modern four piece white suite. Freestanding bath with a centre mixer tap. Corner step in tiled shower cubicle with curved glazed sliding doors. Plumbed overhead shower and additional hand held shower. Vanity wash hand basin with a centre mixer tap and cupboard below. Low level WC completes the suite. Feature splash back tiling. Chrome heated ladder towel rail. Inset ceiling spot lights.

## OUTSIDE



To the front of the property is a part walled garden with a curved block paved pathway leading to the front entrance with an external wall mounted light. Side lawned area with side borders and an inset Pampas Grass. A recently laid (2023) stone chipped driveway provides private off road parking to the front of the house. A matching stone chipped pathway has been formed and leads down the side of the house along the original shared driveway with next door. Providing a useful bin store area. External gas meter. Timber fence with gate gives direct access to the rear of the property.

To the immediate rear is a good sized enclosed family garden, enjoying a sunny West facing aspect. With a stone flagged sun terrace (laid Summer 2023) and rear lawn with side raised flower beds. Garden tap and external all weather power points.

## ORIGINAL GARAGE

**15'4 x 8'2**

The original brick built garage remains in the rear Garden and currently provides some part covered storage space. Note: The garage and its roof does require attention.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Alpha combi boiler in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

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

## 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 approximately £6. Council Tax Band E

## INTERNET CONNECTION/MOBILE PHONE SIGNAL

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

## LOCATION



This very attractive four bedroomed semi detached period family house enjoys a highly sought after residential location in Fairhaven just off Inner Promenade and Clifton Drive. Just a short stroll to Granny's Bay 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 waking 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 accommodation this property has to offer. 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

# 10 Coronation Road, Lytham St Annes

## 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, Coronation Road, Lytham St Annes, FY8 1BH



Total Area: 132.0 m<sup>2</sup> ... 1421 ft<sup>2</sup> (excluding balcony)

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

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (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 <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		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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.