



ESTATE AGENTS • VALUER • AUCTIONEERS



11 Victory Boulevard, Lytham

- Modern Detached Family House
- Baltimore Style
- Three Reception Rooms
- Study & Conservatory
- Dining Kitchen
- Utility & Cloaks/WC
- Four Bedrooms & Three Bathrooms
- Gardens Front & Rear
- Double Garage & Driveway
- Leasehold & EPC Rating C

£620,000

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



www.johnardern.com



11 Victory Boulevard, Lytham

GROUND FLOOR

HALLWAY

19'6 x 7'10

Spacious central hallway approached through an outer door with side obscure double glazed full length panels to either side providing good natural light. Karndean wood effect flooring. Turned staircase leads off to the first floor with white spindled balustrade. Useful understair cloaks/store cupboard with overhead light. Single panel radiator. Corniced ceiling. Telephone point.

CLOAKS/WC

5' x 4'7

Two piece white Roca suite comprises a low level WC and pedestal wash hand basin with centre mixer tap. Matching Karndean flooring. Single panel radiator. Part ceramic tiled walls. Acel ceiling extractor fan.

FAMILY SNUG

11'6 x 8'7



Arched UPVC double glazed window overlooks the front garden. Central opening light. Single panel radiator. Matching flooring. Corniced ceiling. Television aerial point.

DINING ROOM

11'6 x 10'9



Matching arched double glazed window to the front aspect with central opening light. Single panel radiator. Corniced ceiling. Matching Karndean flooring. Telephone point.

STUDY

11'7 x 7'4

Very useful home office. UPVC double glazed window to the side elevation with side opening light. Matching wood effect flooring. Single panel radiator. Telephone point. Fitted furniture comprises a kneehole desk unit with drawers and cupboards to both sides. Matching wall mounted cupboards above and fitted double unit.

LOUNGE

17'5 x 13'6



Spacious principal reception room. Double glazed window to the rear elevation with two side opening lights and fitted wooden shutters. UPVC double glazed sliding patio doors give direct access to the Conservatory. Fitted wooden shutters. Matching Karndean flooring. Corniced ceiling. Two wall lights. Television aerial point. Telephone point. Modern wall mounted electric fire. Single panel radiator.

CONSERVATORY

14'1 x 10'4



Approached from both the Lounge and Dining Kitchen. Brick based conservatory with a pitched insulated glazed roof. Double glazed windows overlook the rear garden. Number of top opening leaded upper lights. Fitted window roller blinds. Double opening French doors give direct garden access. Double panel radiator.

DINING KITCHEN

14'3 x 14'2



UPVC double glazed window overlooks the rear garden with side opening light. Adjoining double opening French doors give access to the Conservatory. Range of eye and low level fixture cupboards and drawers. Leisure one and a half bowl stainless steel single drainer sink unit with centre mixer tap. Set in roll edged laminate work surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: AEG four ring gas hob. Illuminated extractor canopy above. AEG microwave oven. AEG electric oven and grill. Integrated fridge and dishwasher with matching cupboard fronts. Double panel radiator. Telephone point. Corniced ceiling. Inset ceiling spot lights. Door leads to the Utility.

UTILITY ROOM

6'4 x 5'2

Useful separate Utility room. Matching work surfaces with splash back tiling. Plumbing for washing machine and space for a tumble dryer below. Single panel radiator. Acel ceiling extractor fan. Door leads to the attached DOUBLE GARAGE.

FIRST FLOOR LANDING

19' x 7'9

Spacious central landing approached from the previously described staircase with matching spindled balustrade. Double glazed window overlooks the front elevation with top opening light and provides excellent natural light to the landing area. Single panel radiator. Access to loft space. Built in airing cupboard houses an insulated hot water cylinder and has pine shelving for linen storage.

MASTER BEDROOM SUITE

17'5 x 13'7



Well proportioned principal double bedroom. Double glazed window overlooks the rear elevation with two side opening lights. Single panel radiator. Corniced ceiling. Television aerial point. Telephone point. Karndean wood effect flooring. Door leads to the En Suite.

11 Victory Boulevard, Lytham



EN SUITE SHOWER ROOM/WC

11'7 x 6'5



Spacious en suite shower room, comprising a four piece white suite. Obscure double glazed window to the side elevation with side opening light. Wide shower cubicle with folding glazed door, fitted seat, plumbed shower and body jets. Twin vanity wash hand basins, both with centre mixer taps and display surround. Cupboards and drawers below and an illuminated wall mirror above with shaving socket. Roca low level WC and adjoining bidet. Double panel radiator. Part tiled walls. Acel ceiling extractor fan and inset ceiling spot lights. Chrome heated ladder towel rail.

BEDROOM SUITE TWO

14'4 x 12'10



Second en suite double bedroom. UPVC double glazed window to the rear elevation. Two side opening lights. Single panel radiator. Television aerial point. Corniced ceiling. Door leads to the En Suite.

EN SUITE SHOWER/WC

8'9 max into shower x 3'7

Obscure double glazed opening window to the side elevation. Step in shower cubicle with folding glazed door. Roca pedestal wash hand basin with centre mixer tap. Roca low level WC completes the suite. Single panel radiator. Wall mounted saving socket. Part tiled walls. Acel ceiling extractor fan.

BEDROOM THREE

11'8 x 9'8



Third double bedroom. UPVC double glazed window enjoys views to the front elevation. Top opening light. Additional double glazed window to the side elevation. Single panel radiator. Corniced ceiling. Modern fitted double and single wardrobe. Television aerial point.

BEDROOM FOUR

11'8 x 8'1



Fourth double bedroom. Double glazed windows to both the front and side elevations. Corniced ceiling. Single panel radiator. Television aerial point. Double and single fitted wardrobes.

BATHROOM/WC

11'9 x 6'10



Four piece white family bathroom suite comprises: Panelled bath with centre mixer tap. Set in shower cubicle with folding glazed doors and plumbed shower. Vanity wash hand basin with cupboard and drawers below. Centre mixer tap. Illuminated wall mirror above with shaving point. Roca low level WC completes the suite. Single panel radiator. Part tiled walls. Obscure double glazed window to the side elevation.

OUTSIDE



To the front of the property is an open plan lawned garden with central stone flagged pathway leading to the front canopy entrance with external wall light. A block paved driveway provides off road parking and leads directly to the attached double garage. Timber gates to either side of the property give direct access to the rear garden.

To the immediate rear is an enclosed family garden laid mainly to lawn with adjoining stone flagged patio and matching pathways leading down either side of the house. External lighting and garden tap.



DOUBLE GARAGE

19' x 18'2

Attached double garage approached through two up and over electric doors. Pitched and tiled roof with loft access for further storage. Power and light supplies connected. UPVC double glazed window provides natural light. Rear hardwood personal with an inset obscure double glazed panel. Wall mounted Vaillant gas central heating boiler. Internal door leads directly to the Utility Room.

CENTRAL HEATING

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 900 years subject to an annual ground rent of £300. (solicitor to confirm) Council Tax Band G.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £388.12 is currently levied. (solicitor to confirm)

LOCATION

This four bedroomeed detached modern 'Baltimore' style house is situated on Lytham Quays and offers spacious family accommodation. Lytham Quays is small development built by Kensington Developments and is situated close to the start of Lytham Green and just a short stroll into Lytham centre with its comprehensive shopping facilities and town centre amenities.

11 Victory Boulevard, Lytham

Transport services are readily available nearby on Preston Road and there are a number of primary and secondary schools within easy reach.

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.

PROPERTY MISDESCRIPTION ACT

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 May 2022



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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		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	

