



ESTATE AGENTS • VALUER • AUCTIONEERS



11 Kielder Court, Lytham

- Modern Mews Style House
- In a Popular Location Within Easy Reach of Lytham Centre
- Lounge
- Fitted Dining Kitchen
- Two Bedrooms
- Modern Bathroom/WC
- Attractive Enclosed Landscaped Garden to the Rear
- Allocated Parking Space
- Ideal for First Time Buyers & Young Families
- Freehold, Council Tax Band C & EPC Rating D

£229,950

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



www.johnardern.com



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GROUND FLOOR

Covered entrance with an external wall light.

ENTRANCE VESTIBULE

Approached through a contemporary outer door with an inset obscure double glazed leaded panel. Side display cupboard with shelving. High level circuit breaker fuse box. Corniced ceiling and an overhead light. Inner hardwood door with bevel edged glazed panels leading to:

LOUNGE

4.32m x 4.09m (14'2 x 13'5)

Spacious and very tastefully presented reception room. UPVC double glazed leaded window overlooks the front aspect with a central opening light. Single panel radiator. Corniced ceiling with an overhead light. Two wall lights. Wood effect laminate flooring. Television aerial point. Turned staircase leads off to the first floor with a white spindled balustrade. White panelled door leading to the adjoining Dining Kitchen.



DINING KITCHEN

4.14m x 2.82m (13'7 x 9'3)

Well proportioned Dining Kitchen. UPVC double glazed window overlooking the rear garden with a side opening light and fitted roller blind. 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 laminate working surfaces with splash back tiling. Built in appliances comprise: Lamona four ring electric induction hob. Illuminated extractor canopy above. Electric oven and grill below. Space for a fridge/freezer. Plumbing and space for a washing machine. Plumbing and space for a slimline dishwasher. Wall mounted Glowworm gas central heating boiler. Ceramic tiled floor to the Kitchen area.

To the Dining area are UPVC double glazed double opening French doors overlooking and giving direct access to the rear garden. Corniced ceiling and an overhead light. Single panel radiator. Wood effect laminate flooring.



FIRST FLOOR LANDING

Central landing approached from the previously described staircase. Corniced ceiling and access to loft space. White panelled doors leading off.



BEDROOM ONE

3.61m plus wardrobes x 2.59m (11'10 plus wardrobes x 8'6)

Full width double bedroom. Two UPVC double glazed windows overlook the rear of the property with lovely views across the Mythop Road allotments. Both with side opening lights and window blinds. Corniced ceiling. Single panel radiator. Bank of fitted wardrobes to one wall with a single and two double wardrobes.

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BEDROOM TWO

2.97m x 2.26m plus reveal (9'9 x 7'5 plus reveal)

UPVC double glazed leaded window overlooks the front elevation with a central opening light and window blinds. Corniced ceiling. Single panel radiator. Large built in airing cupboard housing the hot water cylinder and pine shelving for linen storage space.



BATHROOM/WC

1.93m max x 1.75m (6'4 max x 5'9)

Modern family bathroom comprising a three piece white suite, fitted in July/August 2021. UPVC obscure double glazed leaded opening window to the front aspect. Tiled display sill. L shaped panelled bath with a centre mixer tap. Overbath plumbed shower with an additional hand held shower attachment and pivoting glazed screen. Wall hung wash hand basin with a centre mixer tap. Low level WC completes the suite. Ceramic tiled walls. Chrome heated ladder towel rail. Four inset ceiling spot lights and Xpelair extractor fan.



OUTSIDE

To the front of the property is an open plan lawned garden side a side stone flagged pathway leading to the front covered entrance with an external wall light.

Front stone chipped border and external gas and electric meters.

To the rear of the property is a very attractive enclosed garden with a raised stone flagged sun terrace which isn't overlooked from the rear. Rear lawn and a side stone chipped pathway with inset stepping stones. Rear stone flagged corner patio and a timber gate leading to the rear service pathway and easy access to the rear communal car parking area. External lighting and all weather power points. Garden tap.



PARKING

The property has an allocated space in the rear communal courtyard car park (2nd space from the right). There is also off road parking available at the front of the property.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Glowworm boiler in the Kitchen serving panel radiators and 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 C

LOCATION

A beautifully presented two bedroomed mid mews house which is conveniently placed on a small development known as The Glades, just off Mythop Road, within walking distance to two primary schools and St Bede's Senior school and only 15 minutes walk into the centre of Lytham with its comprehensive shopping facilities and amenities, together with Lytham Green and Lytham Hall. There are transport services running adjacent on Mythop Road, with bus services connecting Lytham

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St Annes High School and Preston College. An internal and external viewing is strongly recommended.



VIEWING THE PROPERTY

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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

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Digital Markets, Competition & Consumers Act 2024

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11, Kielder Court, Lytham St Annes, FY8 4TN



Total Area: 58.8 m² ... 633 ft²

All measurements are approximate and for display purposes only



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		89			
		68			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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