



ESTATE AGENTS • VALUER • AUCTIONEERS



## 34 West Cliffe, Lytham

- Delightful Mid Mews House
- Hallway & Cloaks/WC
- Spacious Lounge & Dining Conservatory
- Fitted Kitchen
- Two Bedrooms
- Bathroom/WC
- Garden to the Front & Rear & Garage
- No Onward Chain
- Walking Distance to the Centre of Lytham & The Green
- Freehold, Council Tax Band C & EPC Rating C

**£227,500**

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



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





## 34 West Cliffe, Lytham

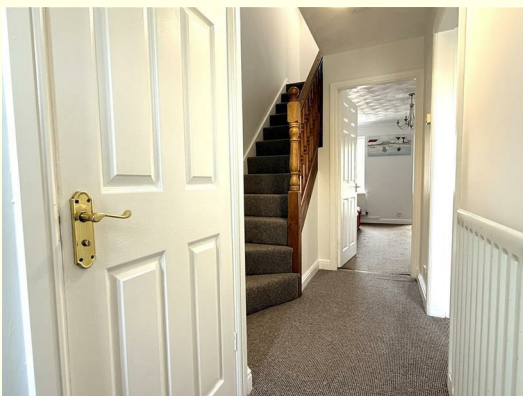
### GROUND FLOOR

Covered entrance with an external wall light.

### HALLWAY

3.81m x 2.08m (12'6" x 6'10")

Approached through an outer door with inset obscure double glazed stained glass panels. Fitted door mat and carpet beyond. Single panel radiator. Turned staircase leads to the first floor with a spindled balustrade. Wall mounted room thermostat. White panelled doors leading off.



### CLOAKS/WC

1.73m x 0.81m (5'8" x 2'8")

UPVC obscure double glazed window to the front elevation with a top opening light. Two piece white suite comprises: Corner wash hand basin with splash back tiling. Low level WC. Single panel radiator. Overhead light and wall mounted electric fuse box.



### LOUNGE

3.86m x 3.81m (12'8" x 12'6")

Spacious principal reception room. UPVC double glazed window overlooks the rear garden with a top opening light. Two single panel radiators. Corniced decorative ceiling. Television aerial point. Focal point of the room is a marble fireplace with a matching raised hearth and inset supporting an electric pebble effect fire. UPVC double glazed double opening French doors lead to the adjoining Conservatory.



### CONSERVATORY

2.46m x 2.34m (8'1" x 7'8")

UPVC double glazed double opening French doors overlook and give direct rear garden access. UPVC double glazed windows with three top opening lights and fitted roller blinds. Pitched insulated glazed roof. Double panel radiator.



### KITCHEN

3.56m x 1.78m (11'8" x 5'10")

UPVC double glazed window enjoys an outlook to the front elevation, top opening light and fitted vertical window blinds. Good range of eye and low level cupboards and drawers. Useful fitted pantry unit with shelving. Stainless steel single drainer sink unit with a centre mixer tap set in laminate working surfaces with splash back tiling. Built in appliances comprise: Four ring gas hob with a brushed chrome surround. Illuminated extractor above. Whirlpool electric oven below. Plumbing and space for a washing machine. Space for a fridge. Cupboard conceals a wall mounted Suprima gas central heating boiler. Wall mounted programmer control. Single panel radiator.



# 34 West Cliffe, Lytham



## FIRST FLOOR LANDING

1.91m x 1.75m (6'3 x 5'9)

Approached from the previously described staircase with a matching balustrade. Access to loft space. Matching white panelled doors leading off.



## BEDROOM ONE

3.91m max x 3.76m (12'10 max x 12'4)

Good sized principal double bedroom. Two UPVC double glazed windows overlook the front of the property. Both with top opening lights and fitted vertical window blinds. Single panel radiator. Television aerial point. Two fitted double wardrobes. Large built in airing cupboard houses a lagged hot water cylinder with a pine shelf above for linen storage.



## BEDROOM TWO

3.56m x 1.70m (11'8 x 5'7)

Second single bedroom with a UPVC double glazed window overlooking the rear of the property. Lower opening light. Single panel radiator. Television aerial point.



## BATHROOM/WC

1.93m x 1.68m (6'4 x 5'6)

UPVC obscure double glazed window to the rear with a top opening light and fitted roller blind. Three piece white suite comprises: Panelled bath with a glazed shower screen and a Triton T80 electric over bath shower. Pedestal wash hand basin with splash back tiling. Low level WC completes the suite. Part tiled walls. Single panel radiator. Wall mounted mirror fronted bathroom cabinet. Overhead light and a ceiling extractor fan.



## OUTSIDE

To the front of the property is a easily maintained front garden approached through a metal gate with a stone flagged pathway leading to the front covered entrance with an external wall light. The garden has been laid for ease of maintenance with coloured slate chippings and having side shrub borders and an inset shrub. External gas and electric meters.

To the immediate rear is a patio style garden again laid for ease of maintenance with stone flags. Surround by stone chipped side borders and side hedging. External security light. A matching stone flagged pathway and timber gate gives direct access to there rear service road.





# 34 West Cliffe, Lytham

## GARAGE

5.38m x 2.62m (17'8 x 8'7)

Approached through an up and over door from the rear service road. Pitched tiled roof. Side personal door. UPVC obscure double glazed window provides some natural borrowed light. Power and light connected.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Suprima 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

## INTERNET CONNECTION

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

## LOCATION

A delightful two bedroom mid mews property located on West Cliffe Square, constructed in 1998 by Allen Homes, a small development with a communal central landscaped area surrounded by visitor parking. Being within easy strolling distance to the centre of Lytham with its comprehensive shopping facilities and town centre amenities. There are transport services running along Warton Street directly to Lytham centre. This particular property also has the benefit of access from the garden to the single car GARAGE. 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)

## Consumer Protection from Unfair Trading Regulation

John Arden & 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 June 2025

## 34, West Cliffe, Lytham St Annes, FY8 5DR



Total Area: 64.5 m<sup>2</sup> ... 694 ft<sup>2</sup>

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. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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 <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 Arden & 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.