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## 42 Chandlers Rest, Lytham

- Modern Mid Mews House
- Within Walking Distance to Lytham Green
- Lounge & Conservatory
- Fitted Dining Kitchen
- Cloaks/WC
- Three Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Delightful Rear Garden
- Allocated Parking Space
- Leasehold & EPC Rating C

**£269,950**

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



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



## 42 Chandlers Rest, Lytham

### GROUND FLOOR

Open canopied entrance with over head light.

### ENTRANCE HALL

1.75m x 0.97m (5'9 x 3'2)

Approached through an outer door with upper obscure double glazed panel. Single panel radiator. Wood laminate floor.

### CLOAKS/WC

1.63m x 0.97m (5'4 x 3'2)

White two piece modern suite comprises: pedestal wash hand basin with splash back tiling. Low level WC. Panel radiator. High level circuit breaker fuse box. Obscure double glazed outer window with top opening light and tiled sill.

### LOUNGE

4.80m x 3.00m (15'9 x 9'10)

With matching wood laminate floor. Double glazed window with three opening lights overlooks the front garden with attractive landscaped areas. The focal point of the room is a marble inset fireplace with gas coal effect living flame fire and having a matching marble hearth and white surround. Double panel radiator.



### OPEN PLAN DINING KITCHEN

4.90m x 4.62m (16'1 x 15'2)

Superb FAMILY dining kitchen. Matching wood laminate floor. Excellent range of wall and floor mounted cupboards and drawers. Wood block working surfaces with inset white porcelain sink and chrome mixer tap. Matching island unit with breakfast bar. Built in appliances comprises: fan assisted automatic electric oven. Five ring gas hob in stainless steel surround. Zanussi illuminated stainless steel extractor canopy above. Integrated fridge and freezer. Built in dishwasher. Slide out spice rack. Cupboard contains a concealed Potterton gas central heating boiler and Hive wireless thermostat controls. The room has one double and two separate single panel radiators. Part wood panelled walls. Ceiling downlights. Staircase leads off with balustrade and hand rail. Double glazed window with side opening light overlooks the SOUTH FACING rear garden. Useful under stair utility cloaks cupboard with plumbing facilities for automatic washing machine and open shelving. Matching wood laminate floor. Double doors overlook and give access to the rear conservatory.



### OPEN PLAN DINING KITCHEN



### CONSERVATORY

With matching wood laminate floor and part wood paneled walls. Double glazed uPVC windows and double opening doors overlook and give access to the delightful south facing garden. Double panel radiator. Pitched uPVC solid roof.



### FIRST FLOOR

Approached from the previously described staircase leading to the upper landing

### LANDING

3.15m x 1.93m (10'4 x 6'4)

With side spindled balustrade. Panel radiator set behind a decorative screen. Access to loft via a folding ladder. Airing cupboard contains an insulated hot water cylinder.

### MASTER BEDROOM SUITE

4.88m max x 3.05m (16' max x 10')

With wood laminate floor. Double glazed window overlooks the front elevation.



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## EN SUITE SHOWER ROOM/WC

1.98m into shower x 1.57m (6'6 into shower x 5'2)

With wood laminate floor. Part ceramic tiled walls. Three piece white suite comprises: step in tiled shower compartment with a plumbed shower and folding outer door. Pedestal wash hand basin. The suite is completed by a low level WC. Single panel radiator. Obscure double glazed outer window with top opening light.



## BATHROOM/WC

2.03m x 1.63m (6'8 x 5'4)

With low maintenance panelled walls. Modern three piece suite comprises: panelled bath with plumbed shower and folding screen. RAK fixture wash hand basin with chrome mixer tap. Matching semi concealed low level WC. Chrome heated ladder towel rail. Ceiling downlights and extractor fan.



## BEDROOM TWO

2.67m x 2.62m (8'9 x 8'7)

Second double bedroom with double glazed window with side opening light overlooks the SOUTH FACING rear garden. Panel radiator. Wood laminate floor.



## BEDROOM THREE

2.67m x 2.03m (8'9 x 6'8)

Deceptive third bedroom with matching double glazed window with side opening light enjoys views of the rear garden. Panel radiator.



## CENTRAL HEATING

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

## DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units

## OUTSIDE

To the front of the property there is an easily managed lawned garden and side hedging.

To the immediate rear the garden has been laid for ease of maintenance with decking and well stocked raised flower and shrub borders. Timber garden summer house with double doors and adjoining timber garden store. The garden enjoys a SOUTH FACING aspect.



## 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 £80 per year (reduced to £70 if paid within one month of invoice). Council Tax Band D

## PARKING

There is an allocated parking space that passes with the property together with a good number of visitor parking spaces.

## LOCATION

This small select development was constructed by Kensington Developments Ltd in 1999 and is situated within 200 yards from LYTHAM GREEN with the Ribble Estuary and approx 15 minutes walking distance to the centre of Lytham with its well planned shopping facilities and town centre amenities. There are transport services near by leading directly into Lytham centre. Other local points of interest within just a few minutes distance from the property are St Bedes, St Peters and St Johns primary and senior schools.

An internal viewing is strongly recommended to appreciate the well planned accommodation and open plan kitchen.

## 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)

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## PROPERTY MISDESCRIPTION ACT

John Arden & Company for themselves and their clients declare that they have exercised all due

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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 April 2022

42, Chandlers Rest, Lytham St Annes, FY8 5AL



Total Area: 88.2 m<sup>2</sup> ... 949 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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