JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS

Lowther Cottage
43 Church Road, Lytham

- Detached Double Fronted Period House
- In the Heart of Lytham's Conservation Area, Yards from Lytham Green
- Large Lounge with Bay Window
- Modern Open Plan Dining Kitchen & Orangery
- Utility Room & Cloaks/WC
- Three Good Sized Bedrooms
- Modern En Suite Bathroom/WC & Modern En Suite Shower Room/WC
- Rear South Facing Patio Garden
- No Onward Chain
- Freehold, Council Tax Band E & EPC Rating E

£549,950

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

The GUILD of PROFESSIONAL ESTATE AGENTS

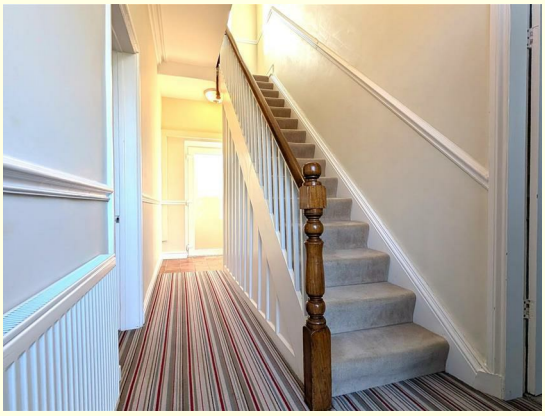
www.johnardern.com

Lowther Cottage
43 Church Road, Lytham

GROUND FLOOR

Central entrance with external wall mounted coach light.

ENTRANCE HALLWAY
18'9 x 5'9



Spacious hallway approached through a hardwood outer door with an upper obscure double glazed panel giving natural light to the Hall and Stairs. A staircase leads to the first floor with a white spindled balustrade. Single panel radiator. Coved ceiling. Doors leading off to the Lounge and Dining Kitchen. To the rear of the Hall is a ceramic tiled floor area with a UPVC obscure double glazed door giving access to the rear of the property. Inner door to the understair area gives access down to the half Cellar with crawl space and fitted gas and electric meters together with circuit breaker fuse box and light supply. Door leads to the Cloaks/WC.

CLOAKS/WC
5'3 x 3'7

Two piece suite comprises: Wash hand basin with chrome mixer tap. The suite is completed by a low level WC. Matching ceramic tiled floor. Single panel radiator. Obscure uPVC double glazed window with upper opening light. Door leads to the Utility.

UTILITY ROOM
7' x 3'7

Useful separate Utility. UPVC double glazed window with a top opening light. Laminate working surface with space and plumbing for a washing machine and tumble dryer below. Wall mounted combi gas central heating boiler.Overhead light and ceiling suspended drying rack.

LOUNGE
17'9 into bay x 12'10

Spacious principal reception room with a walk in bay window overlooking the front garden and Church Road. UPVC double glazed sash windows with fitted wooden shutters. Single panel radiator below. Additional double panel radiator. The focal point of the room is fireplace with detailed surround and raised hearth supporting a gas coal effect living flame fire. Fitted display bookshelves to each chimney recess. Corniced ceiling. Television, telephone/internet points.

CENTRAL OPEN PLAN DINING KITCHEN

Spacious family Dining Kitchen.

DINING AREA

12'4 x 9'7

To the Dining area is a UPVC double glazed sash window overlooking the front aspect. Fitted wooden shutters. Double panel radiator. Television aerial point. Corniced ceiling. Stripped and polished wood floor.

BREAKFAST KITCHEN

12'4 x 8'8

Being open plan to the Dining Area is a modern fitted Kitchen. UPVC double glazed window with a lower opening light overlooks the rear elevation. Excellent range of modern eye & low level fixture cupboards and drawers. Shelving display. Inset Caple one and a half bowl stainless steel sink unit with a centre mixer tap and moulded draining board. Set in granite working surfaces with matching splash back. Matching peninsular breakfast bar. Built in appliances comprise: Neff five ring electric induction hob. Stainless steel illuminated extractor above. Neff electric oven and grill with microwave oven above. Bosch dishwasher with a matching cupboard front. Large freestanding Fisher & Paykel American style fridge and freezer with water dispenser. Matching polished wood strip floor. Corniced ceiling with inset spot lights.

Lowther Cottage
43 Church Road, Lytham

JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55

ORANGERY
10'4 x 9'7

Third delightful reception room approached from the double opening glazed doors from the adjoining Dining Kitchen with matching polished wood strip floor. UPVC double glazed double opening doors overlook and give access to the rear patio garden with matching side double glazed windows, with fitted blinds. Pitched glazed ceiling again with integral blinds. Single panel radiator. Aerial point and power socket for a wall mounted TV. Wall light.

FIRST FLOOR LANDING
18'9 x 5'9

Approached from the previously described staircase with matching spindled balustrade. UPVC double glazed sash window overlooks the front elevation with fitted wooden shutters. Additional double glazed window overlooks the south facing rear elevation, again providing excellent natural light. White panelled doors leading off.

BEDROOM SUITE ONE
13'9 x 12'11

Well proportioned principal reception room with a UPVC double glazed sash window overlooking the front elevation. Fitted wooden shutters. Double panel radiator. Television aerial point. Additional aerial point and socket for a wall mounted TV. Fitted display shelving to the chimney recess. Two overbed reading wall lights. Freestanding double wardrobe.

EN SUITE BATHROOM/WC
12'11 x 4'6

Modern three piece white suite. UPVC double glazed sash window to the side elevation. Panelled bath with a centre mixer tap, overbath shower and shower curtain. Vanity wash hand basin with chrome mixer tap and cupboard below. Illuminated mirror above. The suite is completed by a low level WC. Ceramic tiled walls. Five inset ceiling spot lights. Feature period style radiator with chrome towel rail. Additional single panel radiator.

BEDROOM SUITE TWO
12'3 x 9'6

Second spacious en suite double bedroom. UPVC double glazed sash window overlooking the front elevation with fitted wooden shutters. Double panel radiator. Television aerial point. Freestanding double wardrobe. Door leading to the En Suite.

EN SUITE SHOWER/WC

Three piece modern white suite comprises: Step in tiled shower compartment with a Mira Sport electric shower over and sliding splash back door. Rak Ceramics vanity wash hand basin with chrome mixer tap and cupboard beneath. Illuminated mirror over. The suite is completed by a Rak Ceramics low level WC. Part ceramic tiled walls and tiled floor. Contemporary wall mounted ladder heated towel rail. Four inset ceiling spotlights.

BEDROOM THREE
8'9 x 8'

Third deceptive bedroom with a UPVC double glazed window with discreet views looking towards the Ribble Estuary in the distance. Side opening light. Additional obscure double glazed opening window giving further natural light. Loft access via a pull down ladder. Double panel radiator. Television aerial point. Telephone point.

OUTSIDE

To the front of the property there is a very attractive cottage style walled garden approached through a central wooden pedestrian gate. The garden has been laid with crazy paving for ease of maintenance and having well stocked mature tree, shrub and flower borders.

Lowther Cottage
43 Church Road, Lytham

To the immediate rear of the property there is a delightful SOUTH FACING patio garden with water tap and lighting. Side pathway leads directly down the rear of the property giving pedestrian access onto Gregson Street.

CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a combi boiler in the Utility Room serving panel radiators and giving instantaneous 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 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

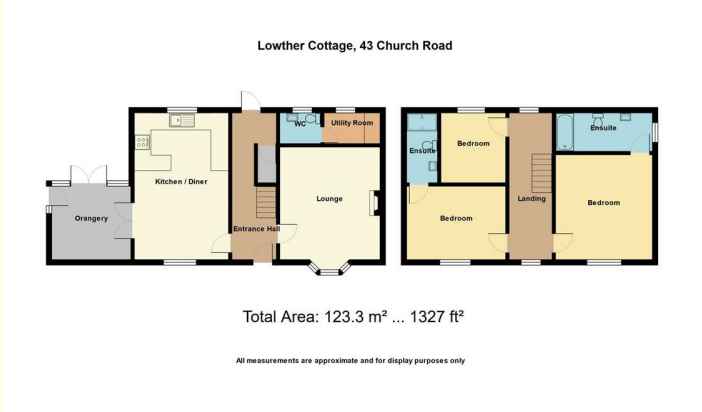
LOCATION

This delightful detached and double fronted three bedroomed period property is in a superb location, right in the heart of Lytham's Conservation area, only yards from the tree lined shopping facilities and town centre amenities and within a short stroll to LYTHAM GREEN and Lowther Gardens. The property also benefits from a SOUTH FACING patio garden. Viewing is strongly recommended. No onward chain.

VIEWING THE PROPERTY
Strictly by appointment through 'John Ardern & Company'.

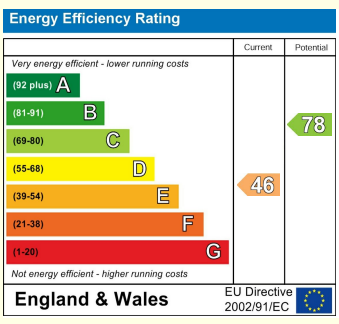
INTERNET & EMAIL ADDRESS
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

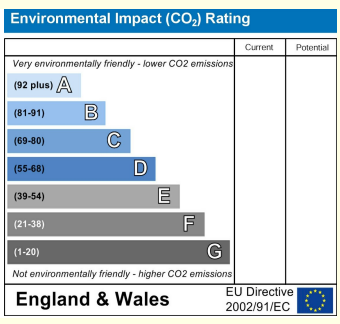
Consumer Protection from Unfair Trading Regulation
John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry our their own investigations before contract. Details Prepared October 2024



JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55

6 Park Street, Lytham, Lancashire, FY8 5LU
Tel: 01253 795555 • Fax: 01253 794455
www.johnardern.com
Principal: John M.Ardern FNAEA
Sales Manager: Zoe J. Ardern (BAHons) MNAEA





The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

John Ardern & Company fort hemselves 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.