JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

2 Santa Cruz Avenue, Lytham

- Spacious Modern Detached Family House
- Lounge & Dining Fitted Kitchen
- Orangery
- Hallway with a Utility Cupboard & Cloaks/WC
- Four Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Gardens to the Front, Side & Rear
- Garage & Good Off Road Parking
- Within Easy Reach of Lytham Centre
- Leasehold, Council Tax Band E, EPC Rating C

£479,950

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

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GROUND FLOOR
Elevated front entrance with steps leading up to the open porch entrance with side coach light and two brick column supports.

ENTRANCE HALLWAY
15'4 x 6'2

Central hallway approached thorough an outer door with an inset obscure double glazed panel. Single panel radiator. Porcelain floor tiles. Wall mounted central heating programmer control. Turned staircase leads off with a white spindled balustrade. Under stair cloaks/store cupboard. Adjoining double doors reveal a a very useful Laundry cupboard with plumbing facilities for a washing machine and space for a condensing tumble dryer. Worktop over and open shelving above with a wall mounted Glowworm gas central heating boiler. Matching white panelled doors leading off.

CLOAKS/WC
6'2 x 2'10

UPVC obscure double glazed opening window with a fitted roller blind. Two piece white suite comprises: corner fixture wash hand basin with splash back tiling and a centre mixer tap. Low level WC. Single panel radiator. High level circuit breaker fuse box. With matching porcelain floor tiles.

LOUNGE
18'8 x 11'

Well proportioned principal reception room. Two UPVC double glazed windows enjoy elevated views over the front and side gardens. Both with a side opening light and fitted window blinds. The focal point of the room is a pebble effect raised living flame electric fire. Two single panel radiators. Television/Sky points.

DINING KITCHEN

18'8 x 9'5

Superb extremely well fitted FAMILY dining kitchen with matching porcelain floor tiles. Excellent range of wall and floor mounted cupboards and drawers. Laminate working surfaces with discreet downlighting. Matching peninsula unit incorporates a one & a half bowl single drainer stainless steel sink unit with chrome mixer taps. Built in Smeg appliances comprise: Electric double oven. Four ring gas hob with splash back and chrome illuminated extractor canopy above. Integrated dishwasher. Built in fridge and freezer. Double glazed window enjoying a very sunny south facing aspect with elevated views of the front garden. Side and top opening lights with window blinds. Double panel radiator adjoins the DINING AREA. Television aerial point and provisions for a wall mounted TV. Inset ceiling spot lights. Central square arch gives access to the Orangery.

ORANGERY

14'6 x 8'8

Delightful Orangery extension. Double glazed windows and centre double opening doors overlooking and giving access to the enclosed rear garden. Fitted window blinds. Part pitched double glazed ceiling with central opening roof light. Canopied downlights. Television aerial point. Matching porcelain floor tiles. Side additional door gives direct access to the driveway.

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FIRST FLOOR LANDING
11'7 x 6'3
Approached from the central turned staircase with a matching white balustrade. Single panel radiator. Built in airing cupboard contains an insulated hot water cylinder. Loft access. Matching doors leading off.

BEDROOM SUITE ONE
13'6 max x 11'4

Superbly appointed principal double bedroom. Double glazed window with two side opening lights overlooks the garden on Santa Cruz Avenue. Single panel radiator. Bank of fitted wardrobes with sliding doors. Television aerial point. Wall mounted room thermostat. Door leading to the En Suite.

EN SUITE SHOWER/WC
5'8 x 5'7

UPVC obscure double glazed opening window with a fitted roller blind. Three piece suite comprises: Step in tiled shower compartment with an Aqualisa plumbed shower and folding outer glazed door. Fixture wash hand basin with a chrome mixer tap and mirror over. Wall mounted shaving point. The suite is completed by a low level WC. Vent-Axia wall mounted extractor fan. Chrome heated ladder towel rail. Three inset ceiling spotlights. Ceramic tiled floor.

BEDROOM TWO
9'5 x 9'4 + wardrobes

Well proportioned and nicely appointed second double bedroom. Double glazed window with a side opening light overlooks the rear garden. Fitted window blinds. Single panel radiator. Bank of fitted wardrobes with sliding doors.

BEDROOM THREE
9'5 x 7'2

Third double bedroom. Double glazed window with a side and top opening light overlooks the front garden. Fitted window blinds. Single panel radiator.

BEDROOM FOUR
7'7 x 7'2

Larger than average fourth bedroom at present furnished as a dressing room. Double glazed window with a side and top opening light overlooks the front garden. Fitted window blinds. Single panel radiator.

BATHROOM/WC
9'2 x 5'6

UPVC obscure double glazed window with two side opening lights and fitted window blinds. White three piece suite comprises: Panel bath with a chrome mixer tap and an Aqualisa plumbed over bath shower and pivoting glazed screen. Fixture wash hand basin with matching chrome mixer tap. Mirror above and an adjoining wall mounted shaving point. The suite is completed by a low level WC. Chrome heated ladder towel rail. Three inset ceiling spot lights and a Vent-Axia extractor fan. Ceramic tiled floor and part tiled walls.

OUTSIDE

To the immediate front of the property is an elevated open plan lawned garden with planted shrubs and trees. Central steps lead to the front entrance. The garden extends to the side onto Santa Cruz Avenue with further lawn and paved pathways. To the side there is a long driveway (approx 56ft) providing excellent off road parking and leading to the Garage. Additional 2nd car parking space to the side.

To the rear there is an attractive walled and fenced enclosed family garden enjoying maximum sun light and laid principally to lawn with shrub and flower borders. Paved sun terrace. External light and garden tap. Directly behind the garage there is a concrete flagged area ideal for bin storage.

GARAGE
19'2 x 9'6

Brick constructed garage with an up & over door and rear personal door. Pitched tiled roof. Power and light supplies connected.

CENTRAL HEATING
The property enjoys the benefit of gas fired central heating from a Glowworm boiler in the Utility cupboard serving panel radiators and domestic hot water.

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

TENURE/COUNCIL TAX
The site of the property is held Leasehold for the residue term of 850 years subject to an annual ground rent of £200. Council Tax Band E

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MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of approximately £300 per annum is currently levied.

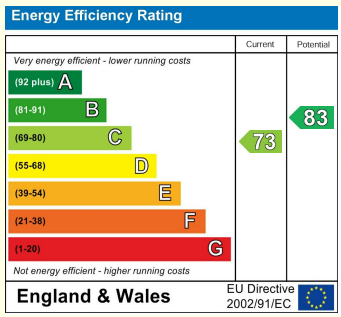
LOCATION
This extremely attractive four bedroomed detached family home offers well planned spacious accommodation with the benefit of a good sized South facing walled garden. The property was originally constructed by Redrow Homes in 2013 and is situated in a most convenient location on the popular development knows as Lytham Quays. Within easy reach of Lytham Green and the town centre with local transport services running along Preston Road directly into Lytham centre. Internal inspection is strongly recommended.

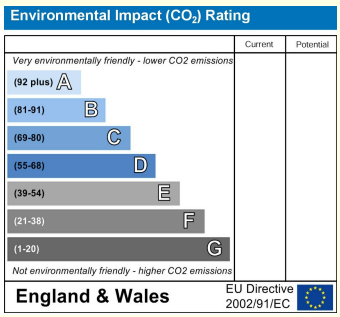
VIEWING THE PROPERTY
Strictly by appointment through 'John Ardern & Company'.

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.

Digital Markets, Competition & Consumers Act 2024
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 July 2026





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