JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

12a Market Square, Lytham

- Spacious 1st & 2nd Floor Maisonette
- Superbly Presented Throughout
- Private Wide Staircase Leading to the 1st Floor
- Lounge & Modern Dining Kitchen
- 1st Floor Double Bedroom & Bathroom/WC
- Two Further 2nd Floor Double Bedrooms & En Suite Shower Room/WC
- Gas Central Heating & Double Glazing
- Located In The Heart Of Lytham's Conservation Area in the Town Centre
- Yards from Lytham Green
- Leasehold, Council Tax B, EPC Rating E

£295,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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GROUND FLOOR

Security door give access onto the passageway (35ft x 4'4) which is owned by 12A but the rear ground floor flat has only pedestrian access over it. The passageway is paved with walk through 'Arbour' with new wood walled trellising and having a variety of climbing plants. External tap and lighting. uPVC obscure double glazed door gives self contained access to the private wide staircase leading to the first floor landing.

LANDING

2.51m x 1.12m (8'3 x 3'8)

With polished wood floor. Double glazed opening French door with its private roof top views. Internal door leads to the inner hall.

INNER HALL

5.08m x 1.12m (16'8 x 3'8)

With laminate floor. Modern internal hardwood doors to all rooms. Panel radiator with display shelf above. Continuing staircase to the second floor with under stair store cupboard.

LOUNGE

5.54m plus bay x 4.32m (18'2 plus bay x 14'2)

Extremely well presented and spacious room with walk in uPVC double glazed oriel bay window enjoying delightful views looking over market square with the clock tower in the back ground. Matching wood laminate floor. The focal point of the room is an attractive recently fitted modern fireplace with inset log effect gas living flame fire. Provision for wall mounted television. Double panel radiator. Obscure double glazed side window. Centre square arch gives additional access to the dining-kitchen.

DINING-KITCHEN

3.78m x 3.45m (12'5 x 11'4)

Approached from both the inner hall and main lounge. Extremely well fitted modern kitchen (12 months old) with a range of wall and floor mounted cupboards and drawers. Laminate working surfaces with discreet downlighting. Inset single drainer sink unit with antique style mixer tap. Double glazed opening window enjoys a south facing sunny aspect. Built in appliances comprise: Neff automatic fan assisted double oven. Integrated fridge and freezer. Plumbing for automatic washing machine set behind a cupboard front. Integrated Beko dishwasher. Neff electric induction hob with illuminated extractor canopy above. Peninsula matching breakfast bar. Double panel radiator. Ceiling halogen downlights.

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BATHROOM/WC

2.87m x 2.21m (9'5 x 7'3)

With ceramic floor and wall tiles. Recently fitted four piece suite comprises: panelled bath with centre chrome mixer taps. Step in shower compartment with a fixed glazed screen and having a rain drop over head shower and separate hand shower. Vanity wash hand basin with cupboards beneath and mirror fronted medicine cabinet above. The suite is completed by a low level WC. Obscure double glazed outer window with top opening light (N.B the window looks onto the front floor landing). Ceiling halogen downlights. Chrome heated ladder towel rail.

BEDROOM TWO

4.39m x 2.57m (plus wardrobes) (14'5 x 8'5 (plus wardrobes))

Well planned double bedroom with a fitted range of wardrobes to one wall. Deep double glazed window with top opening light overlooks Market Square. Panel radiator.

SECOND FLOOR

Approached from the previously described turned staircase. Matching balustrade leading to the upper landing. Velux double glazed roof light giving natural light to the stairs and landing. Hardwood doors to second floor rooms. Useful walk in store cupboard (10' x 4') with pitched ceiling and light. Velux roof light.

BEDROOM SUITE ONE

4.57m x 3.76m (15' x 12'4)

(max 'L' shape measurements) Spacious principal double bedroom. Double glazed dormer window overlooks Market Square and has two opening lights. Range of fitted wardrobes to one wall. Panel radiator.

EN SUITE SHOWER ROOM/WC

1.88m into shower x 1.27m (6'2 into shower x 4'2)

With a three piece suite comprising: tiled step in shower compartment with a plumbed shower and sliding screen. Vanity wash hand basin with cupboard beneath and chrome mixer tap with splash back tiling. The suite is completed by a low level WC. Obscure double glazed outer window with side opening light. Halogen downlights. Chrome heated ladder towel rail.

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BEDROOM THREE

2.74m x 2.51m (9' x 8'3)

Third double bedroom with double glazed dormer window with two opening lights having views looking over the clock tower and market square. Panel radiator.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a wall mounted Alpha boiler (4yrs old) in the kitchen cupboard serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 125 years (116 years remaining) subject to an annual ground rent £25. Council Tax Band B

NOTE

We understand pets and lettings (minimum 3 months) are allowed with the ground landlord's permission. Solicitors to confirm

Buildings Insurance is shared with Broadhursts Opticians on the ground floor.

LOCATION

This very attractive and spacious first floor maisonette is situated above Broadhurst Opticians with it's own self contained entrance leading from the side secure passageway. The property enjoys a delightful aspect looking directly over the clock tower in the centre of Market Square with Lytham's thriving shopping facilities adjacent. Lytham Green and the promenade is within a very short stroll as is the train station linking St Annes, Blackpool, Kirkham & Preston.

Internal viewing is strongly recommended to appreciate the spacious accommodation this property has to offer.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

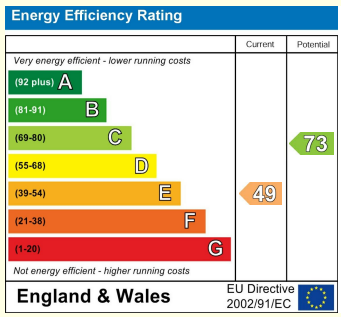
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

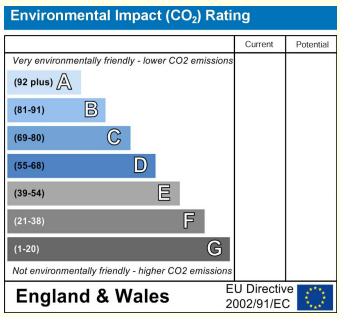
THE GUILD

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 September 2026





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