



ESTATE AGENTS • VALUER • AUCTIONEERS



6 Milner Road, Lytham St Annes

- Mid Terraced Period Family House
- Deceptively Spacious Accommodation
- Reception Hallway & Lounge
- Open Plan Living/Dining Kitchen
- Utility Room & Cloaks/WC
- Four 1st Floor Bedrooms & Bathroom/WC
- 2nd Floor Loft Conversion
- With Two Further Bedrooms
- En Suite Shower/WC
- Lovely Rear Walled Garden & Garage

£575,000

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



www.johnardern.com



6 Milner Road, Lytham St Annes

GROUND FLOOR

COVERED CANOPIED ENTRANCE

Feature covered entrance with original ceramic tiled floor. Overhead light.

RECEPTION HALLWAY

16'8 x 12'7



Most impressive reception hall approached through a hardwood outer door with an inset obscure glazed leaded panel. Feature original leaded window overlooks the front garden and provides excellent natural light to the Hall and Stairs. Centre opening light. Corniced ceiling and picture rails have been retained. Double panel radiator. Laminate wood effect flooring. Turned staircase leads off to the first floor with spindled balustrade. Useful understair store cupboard. Archway to the Inner Hall. Panelled doors lead off.

LOUNGE

18'3 into bay x 12'9



Tastefully appointed spacious reception room with a walk in stone dressed bay window overlooking the front elevation. UPVC double glazed windows with upper leaded lights. Two side opening lights. Double panel radiator. Corniced ceiling and picture rails. Television aerial point. Focal point of the room is a fireplace with polished wood surround, raised display hearth and decorative tiled inset supporting a gas coal effect living flame fire.

OPEN PLAN LIVING/DINING KITCHEN

Superb open plan full width FAMILY dining kitchen.

LIVING/DINING AREA

15'7 x 12'9 min



Approached from both the adjoining open plan Kitchen and from the Hallway. UPVC double glazed French door overlooks and gives direct access to the rear walled garden. Matching double glazed windows to either side and having upper leaded lights. Corniced ceiling. Picture rails. Double panel radiator. Aerial point and power socket for a wall mounted TV. Laminate wood effect flooring. Central dining area with an overhead lights and additional currently concealed wall mounted television aerial point if required.

BREAKFAST KITCHEN

23'9 x 12'8 max



(max L shaped measurements) Spacious modern kitchen with an excellent range of eye and low level fixture cupboards and drawers. Incorporating two glazed display units. One and a half bowl stainless steel sink unit with centre mixer tap set in a matching Island/Breakfast Bar with further cupboards and drawers below. Granite working surfaces with matching splash back. Concealed downlighting. Built in appliances comprise: Neff five ring gas hob with a chrome splash back. Stainless steel illuminated extractor canopy above. Neff electric oven and grill. Space for a microwave oven. Integrated Neff dishwasher with matching cupboard front. Miele larder fridge and adjoining Miele freezer, again both with matching cupboard fronts. Double panel radiator. Ceramic tiled floor with electric under floor heating to the Kitchen. Inset ceiling spot lights. UPVC double glazed window to the side elevation with a top opening light. Double opening double glazed French doors with integral blinds overlook and give direct garden access. Additional UPVC outer door with an inset obscure double glazed panel also giving garden access.



UTILITY ROOM

7'8 x 7'5



Very useful separate Utility Room. UPVC obscure double glazed opening window to the side elevation. Laminate working surfaces with plumbing for washing machine below and space for a tumble dryer. Two fitted double cupboards. Ceramic tiled floor. Wall mounted Viessmann combi gas central heating boiler. Door leads off to the Cloaks/WC.

CLOAKS/WC

7'3 x 3'1

UPVC obscure double glazed opening window to the side elevation. Single panel radiator. Two piece modern white suite comprises: Wall hung vanity wash hand basin with cupboard below and centre mixer tap. Rak Ceramics low level WC. Single panel radiator. Matching ceramic tiled floor.

FIRST FLOOR LANDING



Spacious central landing approached from the previously described staircase. Continuing staircase leads to the second floor loft conversion. Picture rails. Panelled doors lead off to all first floor rooms.

BEDROOM ONE

18'10 into bay x 10'9



Well proportioned principal double bedroom. Walk in double glazed bay window overlooks the front aspect with upper leaded lights. Two side opening lights. Double panel radiator. Picture rails. Bank of fitted wardrobes to one wall. Adjoining matching knee-hole dressing table with drawers either side. Two matching freestanding bedside drawer units.

BEDROOM TWO

15'10 x 10'7



Second good sized double bedroom. UPVC double glazed window to the rear elevation. Two side opening lights. Single panel radiator. Picture rails.

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BEDROOM THREE

13'5 x 8'6 + reveal



UPVC double glazed window overlooks the rear elevation with two side opening lights. Single panel radiator. Picture rails. Fitted double wardrobe with storage above. Additional high level storage cupboard.

BEDROOM FOUR

11'4 max x 9'7



Fourth double bedroom currently used as a study. UPVC double glazed window to the front elevation. Centre opening light. Single panel radiator. Picture rails. Built in display shelving with cupboards below.

BATHROOM/WC

9'9 x 8'9 max



(max L shaped measurements) Large family bathroom comprising a four piece white suite. Two UPVC obscure double glazed windows to the rear elevation. Panelled bath with a centre mixer tap. Very wide shower enclosure with a part glazed screen, overhead and additional hand held shower. Wall hung vanity wash hand basin with centre mixer tap and drawers below. Illuminated wall mirror above. Low level WC completes the suite. Ceramic tiled floor. Contemporary chrome ladder towel rail. Inset ceiling spot lights.

SECOND FLOOR LANDING

Approached from the previously described staircase with hardwood glazed roof light providing good natural light. This second floor accommodation is ideal as a teenagers suite or guest accommodation.

BEDROOM FIVE

19'8 max x 11'5



(some restricted head height) Two pivoting double glazed roof lights. Double panel radiator. Two access points to roof eaves storage space.

BEDROOM SIX

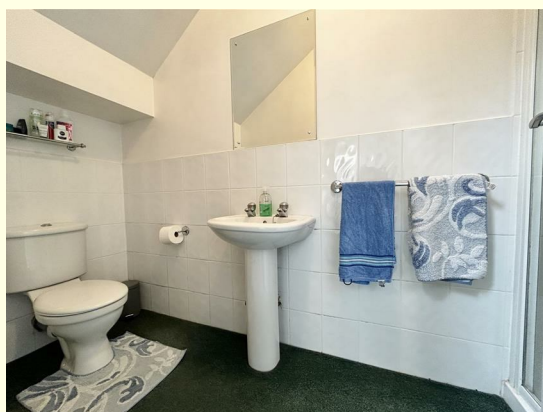
20'4 max x 11'4



(some restricted head height). Two Velux double glazed roof lights. Double panel radiator. Access to good roof eaves storage space. Door leads to the En Suite.

EN SUITE SHOWER/WC

11'11 into shower x 3'9



Three piece white suite comprises: Full width shower cubicle with sliding glazed door and a Mira shower. Pedestal wash hand basin. Wall mirror above. Low level WC. Single panel radiator. Part ceramic tiled walls. Wall mounted extractor fan. Overhead light.

OUTSIDE



To the front of the property is a walled garden approached through a wrought iron pedestrian gate with a block paved pathway leading to the front feature canopied entrance. Side lawned garden with well stocked flower and shrub borders. Garden tap.

To the immediate rear is a stunning walled garden with a large stone flagged patio area with external security lighting. Matching pathways. Central lawn with side flower and shrub borders. Raised rear planter with wooden trellis work and an adjoining second stone flagged patio area. Timber gate gives access to the rear service road.



GARAGE

15'5 x 8'1

Brick garage approached through an up and over door from the rear service road. Obscure single glazed window provides some natural borrowed light. Side hardwood personal door. Overhead light.

GARDEN STORE

8'7 x 5'

Adjoining very useful brick built garden store. Power and light connected. Cold water tap and ceramic sink. Glazed window providing some natural light. Fitted shelving.

CENTRAL HEATING (COMBI)

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

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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 £1.42 per quarter. Council Tax Band D.

LOCATION

This extremely attractive period mid terraced six bedroomed family home is situated in a most sought after residential location within minutes from Ansdell's shopping facilities and transport services and being close to both Lytham Hall Park and Ansdell Primary Schools. Lytham town centre with its comprehensive shopping facilities and amenities is also within pleasant walking distance together with Witch Wood woodland walk. An internal and external inspection is strongly recommended to appreciate the very attractive walled gardens and well planned spacious accommodation set over three floors, which is a compliment to the present owners.

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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Arden & 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.

PROPERTY MISDESCRIPTION ACT

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 February 2023



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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