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











6 Nelson Way, Lytham

- Superb Double Fronted Detached Family House
- Within Walking Distance to Lytham Green
- Spacious Lounge & Family Snug/Study
- Dining Room with Adjoining Breakfast Kitchen
- Utility & Cloaks/WC
- Four Bedrooms
- Modern En Suite Shower Room/WC & Modern Bathroom/WC
- Good Sized Family Rear Garden
- Garage & Driveway for Off Road Parking
- Leasehold, Council Tax Band E & EPC Rating C

£429,950

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

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6 Nelson Way, Lytham

GROUND FLOOR

HALLWAY
18'1 x 6'7 max




(max L shaped measurements) Approached through an outer door with an inset obscure double glazed panel. UPVC double glazed window to the side aspect provides good natural light to the Hall and Stairs. Top opening light. Part decorative panelled walls. Staircase leads off to the first floor with a spindled balustrade. Useful open understair cloaks/store area with fitted padded storage units and wall light. Karndean wood effect flooring. Mix of contemporary glazed and solid doors leading off.

CLOAKS/WC
4'10 x 3'



UPVC obscure double glazed window to the front and side elevations, both with top opening lights. Two piece white suite comprises: Roca low level WC. Roca pedestal wash hand basin with a centre mixer tap and splash back tiling. Wall mounted corner bathroom cabinet. Part panelled walls to the dado rail. Single panel radiator. Matching flooring. Wall mounted circuit breaker fuse box. Overhead light and ceiling extractor fan.

FAMILY SNUG/STUDY
8'7 x 8'3



Useful separate reception room currently used as a Playroom. UPVC double glazed windows to the front and side elevations, both with side opening lights and fitted window blinds. Single panel radiator. Overhead light. Karndean flooring.

LOUNGE
14'2 plus bay x 11'9



Spacious and tastefully presented principal reception room. UPVC double glazed oriel bay window overlooks the front garden with a deep display sill. Two side opening lights and window blinds. Additional double glazed oriel bay to the side elevation provides further excellent natural light. Also with a deep display sill. Corniced ceiling and overhead light. Karndean wood effect flooring. Feature panelled media wall with space and provisions for a large wall mounted TV. Contemporary remote controlled colour changing electric fire below. Display shelving to one side with cupboard below. Internet point. Additional side display unit. Single panel radiator. Telephone point. Square arch leads to the adjoining Dining Room.




DINING ROOM
11'9 x 7'6



UPVC double glazed double opening French doors overlook and give direct access to the rear family garden. Feature pendant light fitting. Single panel radiator. Matching Karndean flooring. Square arch leads to the adjoining Dining Kitchen.

BREAKFAST KITCHEN
15'8 x 10'



Good sized modern family Dining Kitchen installed in approx 2023. Approached from both the Hallway and Dining Room. Two UPVC double glazed windows overlook the rear gardens both with side opening lights and fitted roller blinds. Good range of eye and low level cupboards and drawers. Single drainer one and a half bowl sink unit with a centre mixer tap set in Quartz working surfaces with splash back tiling. Small fitted breakfast bar with display shelving above. Built in appliances comprise: Five ring electric induction hob. Neff electric oven and grill. Combination microwave oven. Slimline wine fridge. Neff integrated dishwasher and integrated fridge/freezer with a matching cupboard front. Additional integrated freezer. Inset ceiling spot lights. Single panel radiator. Matching Karndean flooring. Square arch leading to the Utility.



UTILITY ROOM
9'5 x 5'



Useful separate Utility Room. Hardwood outer door with an inset obscure double glazed panel gives access to the side of the house. Matching work top and splash back. Fitted eye level cupboard above. Plumbing for a washing machine below. Built in cupboard houses a wall mounted Vaillant gas central heating boiler. Full length cupboard with shelving. Single panel radiator. Overhead lighting. Matching Karndean flooring.

6 Nelson Way, Lytham

FIRST FLOOR LANDING
18'2 x 6'8



Spacious central Landing approached from the previously described staircase. UPVC double glazed opening window overlooks the front elevation. Single panel radiator. Corniced ceiling and part panelled walls. Access to the part boarded loft space with a light. Matching doors leading off.

BEDROOM SUITE ONE
13'2 x 12'





UPVC double glazed window to the rear elevation with a side opening light. Fitted window blinds. Single panel radiator. Corniced ceiling and overhead light. Additional UPVC double glazed oriel bay window with a deep display sill and window blinds. Television aerial point. Door leads to the En Suite.

EN SUITE SHOWER ROOM/WC
6'7 into shower x 6'6



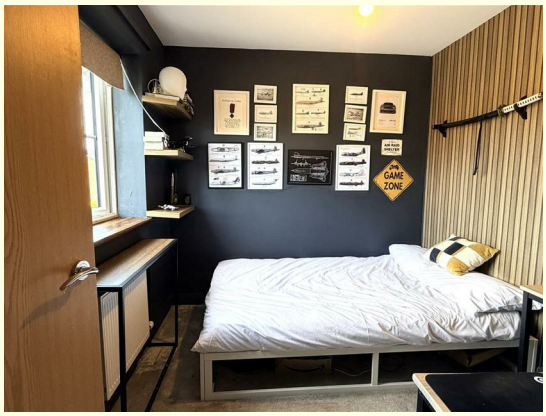
(max L shaped measurements) Modern En Suite installed in 2025. UPVC obscure double glazed window with a top opening light. Three piece white suite with matt black accessories comprises: Wide shower cubicle with sliding glazed doors with a black trim, and a plumbed multi jet overhead shower with low level foot wash and additional hand held shower attachment. Vanity wash hand basin with a drawer below and centre mixer tap. Low level WC completes the suite. Black heated ladder towel rail. Overhead light and extractor fan. Wall mounted shaving point and mirror fronted bathroom cabinet.

BEDROOM TWO
12' x 8'9



Second double bedroom with a double glazed window to the front aspect. Side opening light. Single panel radiator.

BEDROOM THREE
8'9 x 8'2



UPVC double glazed window to the side elevation with a side opening light. Single panel radiator. Overhead light. Decorative part panelled wall and display shelving.

BEDROOM FOUR
8'10 x 6'9



Double glazed window overlooks the rear of the property. Side opening light and window blinds. Single panel radiator. Fitted display bookcase.

BATHROOM/WC
8'10 x 6'6



Superb family bathroom installed in 2025. UPVC obscure double glazed window with a top opening light to the side elevation. Four piece white suite with matt black accessories comprises: Deep fill bath with a centre mixer tap and hand held shower attachment. Corner shower cubicle with a plumbed overhead shower and additional hand held shower attachment. Vanity wash hand basin with a drawer below and centre mixer tap. Low level WC. Heated ladder towel rail. Overhead light and extractor fan. Part panelled walls.

OUTSIDE



To the front of the property is an open plan small garden which has been laid for ease of maintenance with coloured slate chippings and stone flagged pathways. External gas and electric meters. Side block paved driveway provides off road parking for two cars and leads down the side of the property. Timber gate to the rear garden.

To the immediate rear is a good sized enclosed family garden with a stone flagged sun terrace and coloured slate pathways with inset matching stepping stones. Rear lawned area with side coloured slate borders and a rear timber decked patio and adjoining children's sandpit. Garden tap.



GARAGE
16'5 x 9'2
Good sized brick Garage with an up and over door and pitched, tiled roof. Hardwood personal door to the side with an inset obscure glazed panel. Power and light connected.

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

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED

TENURE/COUNCIL TAX
The site of the property is held Leasehold for the residue term of 900 years subject to an annual ground rent of £200. Council Tax Band E

6 Nelson Way, Lytham

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £398 per annum is currently levied.

LOCATION
This superb deceptively spacious four bedroomed double fronted detached house is located on this small development known as Lytham Quays, built by Kensington Developments in approximately 2008 and is situated close to the start of Lytham Green and a pleasant stroll into Lytham centre with its comprehensive shopping facilities and town centre amenities. Bus services are readily available nearby on Preston Road and there are a number of local schools also within easy reach. Viewing strongly recommended to appreciate the accommodation this property has to offer together with its good sized rear family garden.

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.

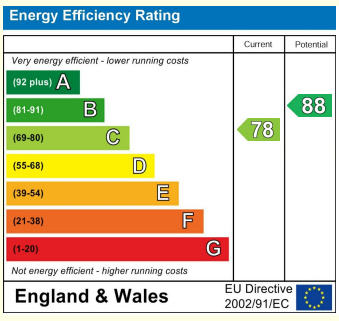
Digital Markets, Competition & Consumers Act 2024
John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have 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 April 2026

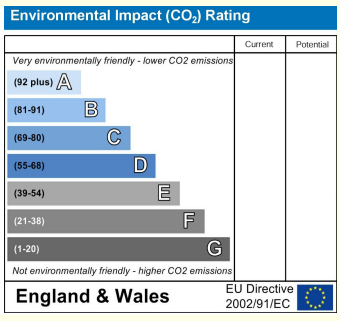
6, Nelson Way, Lytham St Annes, FY8 5TF



Total Area: 121.5 m² ... 1308 ft²

All measurements are approximate and for display purposes only





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The Property Ombudsman

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