



Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS



## 14 Santa Cruz Avenue, Lytham

- Modern Detached Family House
- Within Easy Reach of Lytham Green & the Town Centre
- Hallway & Cloaks/WC
- Spacious Lounge
- Open Plan Fitted Dining Kitchen
- Four Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Gardens to the Front & Rear, Garage & Driveway
- Viewing Recommended
- Leasehold, Council Tax Band E, EPC Rating C

**£465,000**

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



**www.johnardern.com**



## 14 Santa Cruz Avenue, Lytham

### GROUND FLOOR

Canopied front entrance with an external light.

### ENTRANCE HALLWAY



Approached through an outer door with an inset obscure double glazed panel. Double panel radiator. Wall mounted room thermostat. Turned staircase with a spindled balustrade leads to the first floor with a UPVC double glazed window to the half stairs giving excellent natural light to the Hall, Stairs and Landing areas. Useful understairs store cupboard. Matching white panelled doors leading off.

### CLOAKS/WC

7' x 3'6



UPVC obscure double glazed opening window to the front elevation.. Two piece modern white suite comprises a low level WC and corner wash hand basin with a centre mixer tap. Splash back tiling. Single panel radiator. High level circuit breaker fuse box.

### LOUNGE

17'4 x 11'4



Spacious tastefully presented principal reception room. UPVC double glazed window enjoys an outlook over the front elevation. Two side and four top opening lights. Two double panel radiators. Television aerial point. Telephone point.



## DINING KITCHEN

19'4 x 11'8



## FIRST FLOOR LANDING



Approached from the previously described staircase with a matching white balustrade. Double panel radiator. Access to the part boarded loft space via pull down ladder. Built in airing cupboard with a wall mounted Gloworm gas central heating boiler and insulated hot water cylinder. Matching white panelled doors lead off.

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## BEDROOM SUITE ONE

12'9 x 10'4



Nicely appointed principal en suite double bedroom. UPVC double window overlooking the front of the property with two side and two top opening lights. Fitted window blinds. Double panel radiator. Wall mounted room thermostat. Modern fitted wardrobes with soft close sliding doors. Door leads to the En Suite.

## EN SUITE SHOWER ROOM/WC

7'1 x 4'10



UPVC obscure double glazed opening window. Three piece modern white suite comprises; wide step in tiled shower cubicle with sliding glazed doors and a plumbed Aqualisa shower. Low level WC. Ideal Standard wash hand basin with fitted mirror above and adjoining wall mounted shaving socket. Chrome ladder heated towel rail. Three inset ceiling spot lights. Wall mounted Vent Axia extractor fan.

## BEDROOM TWO

11'2 x 9'5



Second double bedroom. UPVC double glazed window overlooks the rear of the property with two side opening lights. Double panel radiator. Double wardrobe with matching soft close sliding doors.

## BEDROOM THREE

9'7 x 8'5



Third double bedroom. UPVC double glazed window to the rear elevation with two side opening lights. Single panel radiator.

## BEDROOM FOUR

8'8 x 7'

UPVC double glazed window overlooks the front of the property. Two side opening lights and fitted window blinds. Single panel radiator.

## BATHROOM/WC

6'3 x 5'7



Modern family bathroom. UPVC obscure double glazed opening window with a tiled display sill. Three piece white suite comprises a panelled bath with plumbed Aqualisa shower over and glazed shower screen. Part ceramic tiled walls. Ideal Standard wash hand basin with mirror over and adjoining shaving socket. Low level WC completes the suite. Chrome ladder heated towel rail. Three inset ceiling spot lights. Vent Axia ceiling extractor fan.

## OUTSIDE



To the front of the property is an open plan lawned garden with a stone flagged pathway leading to the canopied front entrance with an external wall light. The driveway leads to the garage and provides good off road parking. Timber gates to each side of the property give direct rear garden access.

To the immediate rear is an enclosed garden again laid to lawn with side flower and shrub borders. A flagged patio immediately adjoins the property with matching pathway leading to a second private flagged patio area to the rear of the garage, benefitting from the evening sun. Stone chipped borders. Outside tap and external security lighting. The Kingspan Aeromax air source heat pump is located in the rear garden (See central heating for further details).



## GARAGE

Single car brick garage with an up and over door and having inset glazed panels giving some natural light. Pitched and tiled roof. Power and light supplies connected.

## CENTRAL HEATING

The property enjoys the benefit of central heating from a Kingspan Aeromax air source heat pump which is an efficient and cost effective way of providing domestic hot water and home heating. They have low running costs and can reduce energy bills and CO2 emissions by as much as 50%. They extract heat from the air in temperatures as low as -20 deg c. There is a backup Gloworm gas boiler and immersion heater if needed.

## 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 999 years subject to an annual ground rent of £200. Council Tax Band E

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of approximately £325 per annum is currently levied.

# 14 Santa Cruz Avenue, Lytham

## INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

## LOCATION

This detached four bed roomed house was built in 2013 by Redrow Homes and is known as 'The Stratford'. The property offers well planned and tastefully appointed family accommodation on this very popular development known as Lytham Quays. Lytham town centre and Lytham Green are within easy reach together with a number of local schools and comprehensive shopping facilities. Local transport services run along Preston Road with routes into Lytham St Annes and towards Warton and Freckleton with BAE Systems being within a few minutes driving distance. Viewing 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto: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](http://www.guildproperty.co.uk).

## 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 out their own investigations before contract. Details Prepared March 2025

14, Santa Cruz Avenue, Lytham St Annes, FY8 5TB



Total Area: 102.9 m<sup>2</sup> ... 1108 ft<sup>2</sup>

All measurements are approximate and for display purposes only



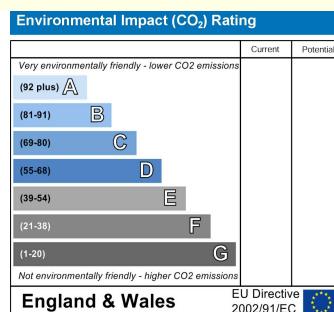
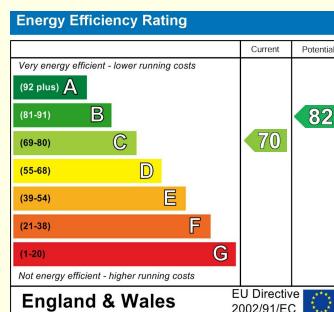
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