



ESTATE AGENTS • VALUER • AUCTIONEERS



## 89 Blackpool Road, Lytham

- Spacious Detached Family House
- Two Reception Rooms
- Open Plan Dining Kitchen
- Utility & Cloaks/WC
- Four Bedrooms
- Two En Suite Shower Rooms/WC
- Family Bathroom & Separate WC
- Large South Facing Rear Garden
- Garage & Off Road Parking
- Freehold & EPC Rating D

**Guide Price £650,000**

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



**www.johnardern.com**



## 89 Blackpool Road, Lytham

### GROUND FLOOR

Covered open porch entrance with overhead light and wall mounted post box.

### CENTRAL HALLWAY

12'1 x 9'1

Nicely appointed entrance hall approached through a hardwood outer door with inset obscure double glazed leaded panel. Attractive Karndean wood flooring. Double panel radiator with display shelf above. Corniced ceiling. Turned staircase with white spindled balustrade leads off to the first floor. Useful understair cloaks/store cupboard. Side hallway area leading off with matching flooring and fitted open display book shelving. Internal door leads to the GARAGE and door to the Cloaks/WC.

### CLOAKS/WC

4'8 x 3'8

Obscure double glazed window to the front elevation with top opening light. Two piece white suite comprises: Low level WC. Pedestal wash hand basin with feature splash back tiling. Ceramic tiled floor. Contemporary radiator in anthracite grey.

### LOUNGE

16'10 x 12'9



Spacious principal reception room. Double glazed picture window enjoys an outlook over the rear garden with two side and two top opening lights. Two contemporary anthracite grey radiators. Corniced ceiling. Two wall lights. Television aerial point. Focal point of the room is an attractive modern fireplace with remote controlled gas living flame fire.

### FAMILY SNUG

12'9 x 8'9

Second reception room with a double glazed window overlooking the front garden. Two top opening lights. Single panel radiator. Corniced ceiling.

### OPEN PLAN DINING KITCHEN

28'9 x 12'2

Stunning family kitchen.

### KITCHEN



Excellent range of modern eye and low level fixture cupboards and drawers. Large island unit/breakfast bar. Franke sink unit with a centre mixer tap and Quooker instant boiling water tap. Set in heat resistant Corian working surfaces. AEG four ring induction hob with an adjoining gas ring 'wok' burner. Illuminated extractor canopy above. Beko integrated dishwasher to the Island unit with matching cupboard front. AEG electric oven and grill. AEG combination microwave oven and warming drawer below. American style fridge/freezer. Ceramic tiled floor throughout with underfloor heating. Inset ceiling spot lights. Power point for a wall mounted TV.

### DINING AREA



The open plan dining area has a matching tiled floor with underfloor heating. Timber framed glazed roof and overhead lighting. Double glazed sliding patio doors overlook and give direct access to the raised sun patio and lawned garden beyond. Matching full length double glazed windows to the rear.

### UTILITY ROOM

12'8 x 5'10

Useful separate utility room leading off the Kitchen. Obscure double glazed opening window. Obscure double glazed door

gives access to the rear of the property. Stainless steel single drainer sink unit with centre mixer tap and cupboard below. Roll edged work surfaces. Plumbing for washing machine. Space for a tumble dryer. Space for additional fridge and freezer if required. Ceiling mounted strip light. Single panel radiator. Useful fitted full length cupboard.

### **FIRST FLOOR LANDING**

**9'4 x 7'5**

Central landing approached from the previously described staircase. Large double glazed window provides excellent natural light to the hall, stairs and landing areas. Continuing staircase leads to the second floor loft conversion. Corniced ceiling. Walk in airing cupboard with overhead light houses a Santon hot water cylinder and provides good linen storage space. Matching panelled doors lead off.

### **BEDROOM TWO**

**16'9 x 12'9**



Second spacious en suite bedroom. Double glazed window overlooks the rear elevation with two side opening lights. Single panel radiator. Inset ceiling spot lights. Two wall lights. Door leads to the walk in wardrobes and shower room.

### **WALK IN WARDROBE**

**5'7 x 3'8 min**

L shaped walk in carpeted wardrobe/store room. Overhead spot light. Single panel radiator. Access to a boarded roof void with light providing a very useful storage space.

### **2ND WALK IN WARDROBE**

**5'3 x 4'**

Again carpeted and with access leading off to a boarded roof void/storage area with light.

### **EN SUITE SHOWER ROOM/WC**

**9'6 into shower x 4'5**



Velux double glazed pivoting roof light. Three piece modern white suite comprises: Wide step in shower cubicle with sliding glazed doors and a plumbed shower. Low level WC. Wash hand basin with a ceramic display surround and centre mixer tap. Chrome ladder heated towel rail. Part ceramic tiled walls. Wall mounted extractor fan. Two ceiling spot lights. Amtico tiled floor.

### **BEDROOM THREE**

**13'8 x 12'5**



Third well presented double bedroom. Double glazed window enjoys the views over the rear aspect. Two side opening lights. Single panel radiator. Inset ceiling spot lights. Additional double glazed window to the side elevation. Two wall lights.

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## BEDROOM FOUR

11'8 x 9'7



Fourth double bedroom currently used as a home office. Double glazed window overlooks the front aspect. Two side opening lights. Double panel radiator. Inset ceiling spot lights. Laminate wood effect flooring.

## BATHROOM

8'9 x 8'9



Modern family bathroom. Obscure double glazed window to the front elevation with two side opening lights. Three piece white suite comprises: Tiled panelled bath with Jacuzzi style fittings, centre mixer tap and pull out hand held shower attachment. Step in shower cubicle with a pivoting glazed door and plumbed shower. Pedestal wash hand basin with splash back tiling. Single panel radiator. Corniced ceiling and inset spot lights. Matching wood effect Karndean flooring.

## SEPARATE WC

6'1 x 3'3

Obscure double glazed opening window to the side elevation. Low level WC. Overhead light. Wood effect Karndean flooring.

## SECOND FLOOR LANDING

With matching spindled balustrade. Velux double glazed pivoting roof light. Two inset ceiling spot lights. Panelled door leads to:

## BEDROOM ONE

19'4 x 17'5 max



(max L shaped measurements) Spacious principal bedroom suite. Two Velux double glazed pivoting roof lights with integral blinds. Inset ceiling spot lights and exposed beams. Feature exposed brick wall. Two contemporary period style radiators in anthracite grey. Wood strip flooring. Doors lead off to the Walk in wardrobe and En Suite.

## WALK IN WARDROBE

8'9 x 6'7

Matching wood strip flooring. Inset ceiling spot lights. Excellent range of open wardrobes with hanging rails and display shelving.

## EN SUITE SHOWER ROOM/WC

9'3 x 5'6



Velux double glazed pivoting roof light. Modern three piece white suite comprises: Walk in wide shower with glazed screen and a plumbed shower. Vanity wash hand basin with drawer below and centre mixer tap. Splash back tiling. Illuminated wall mirror above. Low level WC completes the suite. Adjoining display shelving. Wall mounted extractor fan. Chrome heated ladder towel rail. Inset ceiling spot lights. Amitco tiled flooring.

## OUTSIDE



To the front of the property is a good sized walled garden laid mainly to lawn with slate stone chippings and side flower and shrub borders. A stone flagged driveway provides excellent off road parking for up to 4 cars and leads directly to the garage with security lighting. Timber gate gives direct rear garden access and leads to a useful bin store area.

To the immediate rear is a superb enclosed family garden enjoying a sunny south westerly facing aspect. The garden has again been mainly laid to lawn with a raised stone flagged patio area with a feature electrically controlled sun awning with two wall mounted electric heaters. The garden is surrounded by well stocked curved flower and shrub borders with feature lighting. Attractive ornamental stone water feature.



## GARAGE

**18' max x 11'11**

Single integral garage approached through an electric up and over door. Internal personal door leads to the Hallway. Obscure glazed window with two side and two top opening lights provides some natural light. Power and light supplies connected. Garden tap. Gas and electric meters.

## REAR BOILER/STORE ROOM

**11' x 5'1**

To the rear of the garage is a separate store room housing the Baxi combi gas central heating boiler. UPVC obscure double glazed window with side opening light. Additional hardwood obscure glazed window with top and side opening lights. Adjoining hardwood outer door gives rear garden access with matching inset obscure glazed panel.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi Eco Blue combi boiler (installed 2017) serving panel

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radiators and giving instantaneous domestic hot water. Together with water filled underfloor heating to the Dining Kitchen.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band F.

## LOCATION

This deceptively spacious four bed roomed detached family property stands in a commanding position on Blackpool Road in this very convenient area of Ansdell, within a few minutes stroll to Woodlands Road with its shopping and transport facilities and being well placed close to both Ansdell and Lytham Hall Park Primary Schools together with Lytham St Annes High School. Both Fairhaven and Royal Lytham & St Annes Golf Courses are within close proximity. Lytham town centre with its comprehensive shopping facilities and amenities is also within a few minutes drive away. Internal and external 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).

## PROPERTY MISDESCRIPTION ACT

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 October 2022



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		75
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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