



ESTATE AGENTS • VALUER • AUCTIONEERS



## 12 Cheviot Avenue, Lytham

- Spacious Detached Family House
- Situated on the Popular Belfry Development
- Within Easy Reach of the Centre of Lytham & Local Schools
- Two Reception Rooms & Conservatory
- Modern Kitchen, Utility & Cloaks/WC
- Four Bedrooms
- Modern En Suite Shower/WC & Bathroom/WC
- Good Off Road Parking, Small Garage (Storage Only) with Rear Utility Room
- No Onward Chain
- Freehold, Council Tax Band E & EPC Rating C

**£465,000**

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



**www.johnardern.com**



## 12 Cheviot Avenue, Lytham

### GROUND FLOOR

#### ENTRANCE PORCH

4'7 x 3'8

Approached through a hardwood outer door with inset obscure glazed panels. UPVC obscure double glazed window to the side providing natural light. Single panel radiator. Wood effect laminate flooring. Overhead inset ceiling spotlight. Inner panelled door leading to:

#### LOUNGE

15'8 x 11'1



Spacious principal reception room. UPVC double glazed window overlooks the front garden with two side opening lights and fitted window blinds. Double panel radiator. Decorative corniced ceiling and with a centre rose and overhead light. Two wall lights. Television aerial points. Telephone/internet point. Matching wood effect flooring. Focal point of the room is a fireplace with a decorative white surround, raised polished hearth and inset supporting a gas coal effect living flame fire. Archway leads to the adjoining Dining Room and matching panelled door leads to the Inner Hallway.



#### DINING ROOM

11'3 x 8'8 plus reveal



Matching wood effect flooring. Panel radiator with a decorative screen. Corniced ceiling, centre rose and overhead light. Sliding double glazed patio doors overlook and give direct access to the Conservatory.

#### CONSERVATORY

11'6 x 9'6



UPVC Conservatory with double glazed windows and two top opening lights. Pitched glazed ceiling with an overhead light/ceiling fan. Double opening part double glazed French doors give direct garden access. Ceramic tiled floor.

**INNER HALLWAY**

6'8 x 4'4



Inner Hall approached from both the Lounge and Dining Room. Turned staircase leads off to the first floor with a side hand rail and spindled balustrade. Matching wood effect flooring. Wall mounted contemporary column radiator. Corniced ceiling and two inset spot lights. Matching doors leading off to the Kitchen, Utility & Cloaks/WC.

**KITCHEN**

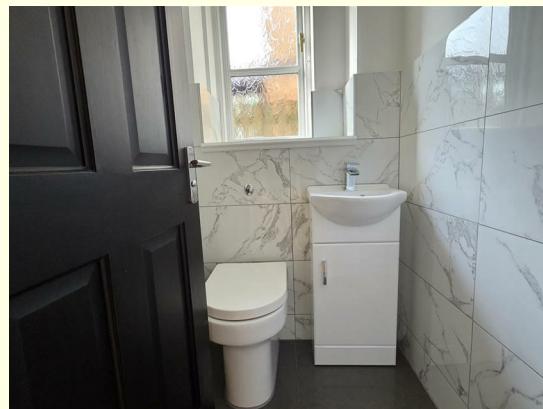
12'6 x 7'9



Modern family Kitchen with a UPVC double glazed window overlooking the rear garden. Two side opening lights and tiled display sill. Range of eye and low level cupboards and drawers. Lamona one and a half bowl single drainer sink unit with a centre mixer tap. Set in display working surfaces with splash back tiling. Built in appliances comprise: Lamona five ring electric ceramic hob. Illuminated stainless steel and glass extractor canopy above. Lamona electric oven and grill. Microwave oven above. Integrated fridge/freezer and dishwasher, both with matching cupboard fronts. Chrome heated ladder towel rail. Matching wood effect flooring. Inset ceiling spot lights. Hardwood outer door with inset obscure glazed panels leads to the side and rear of the property.

**CLOAKS/WC**

3'8 x 3'5



Hardwood obscure double glazed opening outer window to the side elevation. Two piece modern white suite comprises: Vanity wash hand basin with a centre mixer tap and cupboard below. Semi concealed low level WC. Part tiled walls and floor. Single panel radiator. Corniced ceiling and overhead spot light.

**UTILITY ROOM**

9'6 x 9'5



Useful separate Utility Room which forms part of the original integral garage. Accessed from a door leading from the Hall. Circular stainless steel sink unit with a centre mixer tap set in laminate working surfaces with fitted cupboards below. Plumbing for a washing machine and space for a tumble dryer. Space for additional fridge/freezer etc if required. Wall mounted Glowworm combi gas central heating boiler installed in 2025. Wall mounted chrome heated towel rail. Four inset ceiling spot lights.

# 12 Cheviot Avenue, Lytham



## FIRST FLOOR LANDING

11'9 x 3'



Central landing approached from the previously described staircase with matching spindled balustrade. Hardwood obscure double glazed window to the side elevation provides excellent natural light. Side opening light and window blinds. Corniced ceiling with five inset spot lights. Access to loft space. Built in linen store cupboard with pine shelving and an overhead light. Matching panelled doors leading off.

## BEDROOM ONE

12'5 x 11'1



Principal double bedroom with a UPVC double glazed window overlooking the front aspect with lovely views of the central 'Green'. Two side opening lights and window blinds. Single panel radiator. Television arial point. Corniced ceiling and inset spot lights. Door leading to the En Suite.

## EN SUITE SHOWER/WC

8'2 into shower x 4'5



Modern three piece white suite. Hardwood obscure double glazed opening window to the side elevation. Wide step in shower cubicle with sliding glazed doors, plumbed overhead shower and an additional hand held shower attachment. Vanity wash hand basin with a centre mixer tap and a cupboard below. Adjoining semi concealed low level WC with display top. Illuminated wall mirror. Ceramic tiled walls. Chrome heated ladder towel rail. Three inset ceiling spot lights and extractor fan.

## BEDROOM TWO

11'1 x 10'



Second double bedroom with a UPVC double glazed window overlooking the rear elevation. Two side opening lights. Single panel radiator. Corniced ceiling. Four inset spot lights. Television aerial point.

**BEDROOM THREE**

9'7 x 8'5



Third double bedroom. UPVC double glazed window to the front of the property with a side opening light and fitted window blinds. Single panel radiator. Corniced ceiling and four inset spot lights.

**BEDROOM FOUR**

9'8 x 6'



UPVC double glazed window overlooks the rear of the property with a side opening light. Single panel radiator. Corniced ceiling. Telephone point.

**BATHROOM/WC**

6'4 x 5'8



Family bathroom with a modern three piece white suite. Hardwood obscure double glazed opening window to the side elevation. Panelled L shaped bath with a centre mixer tap, overbath shower and additional hand held shower attachment. Glazed shower screen. Vanity wash hand basin with a centre mixer tap and a cupboard below. Adjoining semi concealed low level WC with display top. Ceramic tiled walls and floor. Chrome heated ladder towel rail. Four inset ceiling spot lights and extractor fan.

**OUTSIDE**

To the front of the property is an open plan lawned garden with well stocked shrub and flower borders. A wide adjoining block paved driveway provides off road parking for two cars. External gas and electric meters. Side timber gate and block paved pathway leads to the rear garden.

To the immediate rear is an enclosed family garden which again has been laid to lawn with a raised timber decked patio area. Mature conifer hedging to the side and rear inset trees provide privacy from the rear in the summer months. Garden tap. Side timber 'lean to' storage.

**GARAGE (STORAGE ONLY)**

9' x 7'

Attached Garage approached through an up and over door with external wall lights. The rear part of the Garage has been converted to provide a separate Utility Room to the main house but the front part of the Garage still provides very useful storage space. Power and light connected.

# 12 Cheviot Avenue, Lytham

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a combi boiler in the Utility Room which was installed in 2025, serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with a mixture of UPVC and hardwood frames. The UPVC windows were installed in 2025 (with the exception of the Conservatory).

## TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band E

## LOCATION

This deceptively spacious and tastefully presented four bed roomed detached family house is situated on the popular development known as 'The Belfry', within easy reach of a number of local primary and secondary schools and very close to St Peters Primary and St Bedes High School. This area of Lytham is very convenient with a local shop and transport services on Saltcotes Road and within a short drive to Lytham Green and centre of town with its comprehensive shopping facilities and town centre amenities. Other local points of interest include Green Drive Golf Course and Green Drive Woodland Walk. No onward chain.

## 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).

## 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 out their own investigations before contract. Details Prepared February 2026

12, Cheviot Avenue, Lytham St Annes, FY8 4TE



Total Area: 117.4 m<sup>2</sup> ... 1264 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



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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		

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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