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

86 Park View Road, Lytham

- Spacious Semi Detached Period Family House
- Within Close Walking Distance of Lytham Centre, The Green & Local Schools
- Two Reception Rooms with Bay Windows
- Stunning Extended Open Plan Living/Dining Kitchen
- Utility Room & Cloaks/WC
- Five Bedrooms
- En Suite Shower Room/WC & Family Shower Room/WC
- Attractive Landscaped Walled Family Garden
- Good Off Road Parking & Large Garden Timber Store
- Leasehold, Council Tax Band E & EPC Rating TBC

Offers In The Region Of £750,000

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

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GROUND FLOOR
Tiled step leading to the front entrance with an external wall mounted coach light.

ENTRANCE VESTIBULE
5'6 x 4'9
Approached through a composite outer door with inset double glazed panels. UPVC double glazed panel above providing good natural light. Attractive part tiled walls and a decorative period tiled floor. High level ceiling with an overhead light. Inner stripped pine door with an obscure leaded glazed panel leads to the Hallway. Decorative stained glass leaded panels to either side and above.

HALLWAY
22'3 x 6'4

Spacious entrance Hall with a polished wood strip floor. Double panel radiatior. High level corniced ceiling with decorative arch. Overhead light and side wall light. Turned staircase leads off to the first floor with a spindled balustrade. Useful understair cloaks/meter cupboard. Panelled doors leading off.

LOUNGE
17'2 into bay x 14'2

Well proportioned and tastefully presented reception room with a walk in square bay window. UPVC double glazed windows overlook the front garden with a side opening light and fitted window blinds. Corniced ceiling with a decorative ceiling rose. Picture rails.Two double panel radiators. Two wall lights. Television aerial point. Focal point of the room is a stone fireplace with display surround, raised display hearth and inset supporting a coal effect fire (display purposes only, no gas supply).

SITTING ROOM
14'6 into bay x 12'10

Second good reception room with a UPVC double glazed square bay window to the side elevation. Top opening light and fitted vertical window blinds. Corniced ceiling and centre rose. Picture rails. Double panel radiator. Two wall lights. Wood strip floor. Telephone/internet point. Provisions for a wall mounted TV. Again the focal point is a very attractive period fireplace with a cast iron surround, raised decorative tiled hearth and inset supporting a gas coal effect living flame fire.

OPEN PLAN LIVING/DINING KITCHEN
27'9 x 19'4

Leading off the Hallway is a stunning entertaining family Kitchen extended in March 2017.

To the Kitchen area is a UPVC double glazed window overlooking the side of the property with a side opening light. Part pitched ceiling with two Velux double glazed roof lights and inset spot lights. Excellent range of eye and low level cupboards and drawers. Single drainer sink unit with a centre mixer tap and moulded Quartz draining area. Set in heat resistant Quartz working surfaces with matching splash back. Large island unit/breakfast bar with further drawers below and wine rack. Quartz work top with an inset wide Siemens induction hob and a Siemens illuminated inset ceiling extractor fan above. Concealed pop up power points. Further built in Siemens appliances include an electric oven and grill. Combination microwave oven with warming drawer below. Integrated dishwasher with a matching cupboard front. Freestanding Siemens American style fridge/freezer with a water/ice dispenser. Separate integrated wine fridge. Concealed wall mounted Viessmann gas central heating boiler (2017). Provisions for a wall mounted TV. Tiled flooring throughout with water filled underfloor heating.

To the Living/Dining area is an additional matching Velux double glazed roof light and inset ceiling spot lights. Double glazed bi-folding patio doors overlook and give direct access to the landscaped rear walled family garden. Wall mounted modern electric log effect fire. Provisions for a wall mounted TV above. Door leading off to the Utility and WC.

UTILITY ROOM

8'3 x 6'4

Useful separate Utility with a side outer door giving direct garden access. Inset leaded glazed panels. UPVC double glazed window with a top opening light. Matching tiled floor with underfloor heating. Two inset ceiling spot lights. Single drainer sink unit with a centre mixer tap set in laminate working surfaces with matching splash back. Full length cupboard with shelving. Plumbing for a washing machine and space for a tumble dryer. Door to the WC.

86 Park View Road, Lytham

CLOAKS/WC
5'8 x 3'1

Comprising a modern two piece white suite. UPVC obscure double glazed window with a top opening light. Rak Ceramics low level WC. Vanity wash hand basin with a centre mixer tap, cupboard below and splash back tiling. Two inset ceiling spot lights and extractor fan. Matching tiled floor with underfloor heating.

FIRST FLOOR LANDING

Spacious nicely decorated split level landing approached from the previously described staircase with matching balustrade. Stained glass sky light. Corniced ceiling and three decorative ceiling roses with overhead lights. Picture rails. Single panel radiator. Matching wood panelled doors leading off.

BEDROOM ONE
17'1 max x 10'2 plus wardrobes

Principal double en suite bedroom with a walk in square bay. UPVC double glazed windows overlook the front elevation with views of Lytham C of E Primary School. Side opening light and fitted window blinds. Double panel radiator. Corniced ceiling and centre rose. Picture rails. Wood strip flooring. Bank of fitted wardrobes to one wall with a centre cupboard and drawers below. Two single wardrobes with matching bedside drawer units and further storage above. Fitted wall mirror. Matching double doors reveal the En Suite Shower Room.

EN SUITE SHOWER/WC
7'6 x 6'5 max

UPVC obscure double glazed window to the side elevation with a top opening light and window blinds. Three piece suite comprises: Step in shower cubicle with a pivoting glazed door and plumbed shower. Vanity wash hand basin with a centre mixer tap, cupboard and drawers below, and a wall mirror above. Low level WC completes the suite. Inset ceiling spot lights. Polished wood floor. Heated ladder towel rail. Part tiled walls.

BEDROOM TWO
12'8 x 11'9 max

(max L shaped measurements) Second good sized double bedroom. UPVC double glazed window to the side elevation. Top opening light. Single panel radiator. Corniced ceiling and picture rails. Wood effect laminate flooring. Two fitted double wardrobes. High level storage cupboards. Fitted wall mirror.

BEDROOM THREE
10'4 plus wardrobes x 9'6

Third double bedroom. UPVC double glazed window to the side elevation with a top opening light. Aerial point and socket for a wall mounted TV. Corniced ceiling. Wood effect laminate flooring. Built in double wardrobe and adjoining single with shelving. Recessed display shelving.

BEDROOM FOUR
9'6 x 8'9

Fourth good sized bedroom with a UPVC double glazed window to the side aspect with a top opening light. Single panel radiator. Corniced ceiling. Access to a rear loft space which houses the hot water cylinder/tank.

BEDROOM FIVE
10'7 x 6'4

Fifth bedroom which could easily be used as a Dressing Room or home office. UPVC overlooks the front of the property with a top opening light. Fitted roller blind. Double panel radiator. Corniced ceiling. Access to a boarded loft space via a pull down timber ladder.

SHOWER ROOM/WC
12'8 x 6'3 plus door reveal

Large family Shower Room with two UPVC obscure double glazed windows to the rear elevation. Both with top opening lights and roller blinds. Three piece white suite comprises a wide shower with a fixed glazed screen and plumbed shower. Vanity wash hand basin with a centre mixer tap. Cupboards and drawers below with wall mirror and wall light above. Low level WC. Chrome heated ladder towel rail. Additional single panel radiator. Part tiled walls. Inset ceiling spot lights.

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OUTSIDE

To the front of the property is a walled garden which has been blocked paved for ease of maintenance and providing good excellent off road parking. With a front corner flower bed, well stocked with mature shrubs. Adjoining the front door is a wall mounted coach light and external all weather power point. Side timber gate gives direct access to the rear garden.

To the immediate rear is a good sized walled family garden attractively landscaped. A side timber gate gives direct access to the front garden and has a composite decked pathway leading to the rear with a garden tap and external lighting. Side stone chipped areas and having inset mature shrubs. A spacious matching composite decked patio area adjoins the rear of the house. External all weather power points. Central lawned area with well stocked side flower and shrub borders. Matching composite pathway leads to a rear stone flagged raised sun terrace. 2nd garden tap and additional power points. Rear timber gate leads to a rear un used communal pathway. Timber garden shed. Note: A six seater covered hot tub is available by separate negotiation.

GARDEN STORE

12' x 8'

Additional large timber framed garden store with power and light connected. Space for additional fridge/freezer etc. Display shelving. Side personal door and glazed window.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Viessmann boiler (2017) concealed in the Kitchen serving panel radiators and domestic hot water. There is water filled underfloor heating to the Living/Dining Kitchen, Utility & WC.

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 999 years from 1 November 1897, subject to a peppercorn ground rent which we understand is not collected (Solicitor to confirm). Council Tax Band E

LOCATION

Superbly presented five bedroomed semi detached period family house enjoys a highly sought after location within just a few minutes strolling distance into the centre of Lytham with its comprehensive shopping facilities, bars, cafes and restaurants. Lytham C of E is yards away and St Peters Primary School is within walking distance together with St Bedes Senior School. Park View playing fields, Green Drive woodland walk, Green Drive Golf Course and Lytham Hall are also within a pleasant stroll. An internal viewing is essential to appreciate the accommodation this property has to offer which includes two reception rooms, a stunning extended open plan living/dining kitchen with Utility & Cloaks/WC leading off. With excellent off road parking to the front and a rear walled landscaped garden with large timber framed garden store.

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

Digital Markets, Competition and Consumers Act 202

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 August 2025

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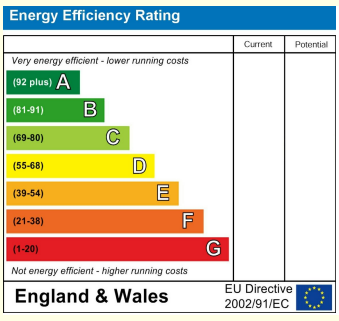

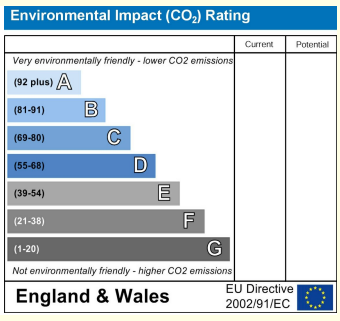

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