JOHN ARDERN

"The Family Estate Agent"

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Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

5 Cheltenham Crescent, Lytham

- Semi Detached Family House
- In a Popular Residential Location within Easy Reach of Lytham Centre
- In Need of Some Modernisation
- Two Reception Rooms
- Breakfast Kitchen, Utility & Cloaks/WC
- Ground Floor 4th Bedroom/3rd Reception Room
- Three 1st Floor Bedrooms & Large Family Bathroom/WC
- Gardens to the Front & Rear, Garage & Driveway
- No Onward Chain
- Freehold, Council Tax Band D & EPC Rating D

£295,000

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

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GROUND FLOOR

SIDE ENTRANCE VESTIBULE
0.97m x 0.84m (3'2 x 2'9)
Approached through a UPVC outer door with an inset obscure double glazed leaded panel. Laminate wood effect floor. Obscure glazed inner door leading to:

HALLWAY
2.67m x 2.29m (8'9 x 7'6)
Spacious central Hall with a turned staircase leading to the first floor with a decorative balustrade. Useful under stair store cupboard. Single panel radiator with a display shelf above. Corniced ceiling. Matching wood effect laminate flooring. Telephone point. Glazed panel doors leading off to the ground floor rooms.

CLOAKS/WC
1.73m x 0.74m (5'8 x 2'5)
UPVC obscure double glazed opening window to the side elevation. Two piece suite comprising: Low level WC. Wash hand basin with a cupboard below. Ceramic tiled walls. Matching wood effect flooring. Single panel radiator. Overhead light.

LOUNGE
5.00m x 3.53m (16'5 x 11'7)
Spacious principal reception room. Double glazed picture window overlooks the front garden with a side opening light and fitted vertical window blinds. Double panel radiator. Corniced ceiling. Overhead light and three wall lights. Television aerial point. Wall mounted marble fireplace with a coal effect living flame fire.

SITTING/DINING ROOM
4.19m x 3.53m (13'9 x 11'7)
Second good sized reception room. Double glazed double opening French doors overlook and give direct rear garden access. Double glazed windows to either side with top opening lights. Double panel radiator. Telephone point. Corniced ceiling with an overhead light and centre decorative rose. Two wall lights. Television aerial point.

BEDROOM FOUR/RECEPTION ROOM
3.18m x 3.15m (10'5 x 10'4)
Originally designed as a ground floor 4th bedroom but could also be used as a Study/Playroom etc to suite a future purchaser's requirements. Double glazed window to the front elevation with a side opening light and vertical blinds. Single panel radiators. Dado rails. Overhead light and two wall lights. Television aerial point. Corniced ceiling and a centre rose. Telephone point.

KITCHEN
3.15m x 3.07m (10'4 x 10'1)
Double glazed windows to both the rear and side elevations, both with side opening lights and window blinds. Range of eye and low level cupboards and drawers. Incorporating two glazed display units and two corner shelving units. One and a half bowl stainless steel single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Four ring electric hob with an illuminated stainless steel extractor canopy above. Hotpoint electric double oven and grill. Double panel radiator. Ceramic tiled floor. Door leading to the Utility.

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UTILITY
2.01m x 1.63m (6'7 x 5'4)
Useful separate Utility area. UPVC obscure double glazed opening window to the side elevation. Fitted eye level cupboards. Plumbing for a washing machine. Space for a tumble dryer and fridge/freezer. Tiled floor. Wall mounted Alpha combi gas central heating boiler. Wall mounted gas meter. Outer door with an inset obscure double glazed panel leads to the rear garden.

FIRST FLOOR LANDING
3.25m x 2.67m (10'8 x 8'9)
Spacious central Landing approached from the previously described staircase with matching balustrade. UPVC double glazed window to the side elevation with a side opening light. Fitted blinds. Access to loft space. White panelled doors leading off.

BEDROOM ONE
3.73m x 2.95m (12'3 x 9'8)
Principal double bedroom with a double glazed window overlooking the front of the property. Side opening light. Corniced ceiling with an overhead light/ceiling fan. Two wall lights. Double panel radiator. Bank of fitted wardrobes to one wall with two mirrored panels. Kneehole dressing table with drawers to either side. Additional six drawer display unit.

BEDROOM TWO
3.45m x 3.40m (11'4 x 11'2)
Second double bedroom. Double glazed window with a side opening light. Corniced ceiling with an overhead light/ceiling fan. Double panel radiator. Two wall lights and overbed storage units. Two fitted double wardrobes and a centre kneehole dressing table with a mirror and further storage above. Additional single wardrobe and drawer display unit with corner shelving.

BEDROOM THREE
3.18m x 2.16m (10'5 x 7'1)
Third good sized bedroom with a double glazed window to the front aspect. Side opening light. Single panel radiator. Corniced ceiling. Fitted double wardrobe with mirrored inset panels. Overbed corner storage units and a glass top bedside display unit.

BATHROOM/WC
3.15m x 2.16m (10'4 x 7'1)
Good sized family bathroom comprising a four piece white suite. Obscure double glazed opening window to the rear elevation. Panelled bath with a centre mixer tap. Wide corner shower cubicle with sliding curved glazed doors and a Triton electric shower. Roca vanity wash hand basin with cupboards and drawers below. Mirror above with canopied lighting and a shaving point. Roca low level WC completes the suite. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Panelled ceiling with inset spot lights. Wall mounted mirror fronted bathroom cabinet.

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OUTSIDE
To the front of the property is a walled garden which has been laid to lawn and is surrounded by well stocked curved flower and shrub borders. A side asphalted driveway provides off road parking and leads down the side of the property to the Garage. Timber gate gives direct garden access.

To the immediate rear is a good sized enclosed garden which is currently stone flagged for ease of maintenance but offers great potential for new landscaping. Outside lighting and garden tap. Aluminium framed Greenhouse and timber framed seating area.

GARAGE
5.59m x 2.79m minimum (18'4 x 9'2 minimum)
Good sized L shaped Garage approached through an electric up and over door. Power and light connected. Large side UPVC double glazed window overlooks the rear garden and provides natural light. Side hardwood personal door to the rear garden.

CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from an Alpha combi boiler in the Utility Room serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX
The site of the property is held Freehold. Council Tax Band D

LOCATION
This spacious three/four bedroomed semi detached family house offers very flexible family accommodation in a most convenient location in this popular residential area of Lytham just off Tewkesbury Drive, being within walking distance to local shopping facilities on Saltcotes Road, and having bus services nearby running directly into Lytham centre with its comprehensive shopping facilities, amenities and famous Lytham Green. Other local points of interest nearby include Green Drive Golf Course and Woodland Walk, together with close proximity to local primary and senior schools. Viewing recommended to appreciate the potential this property has to offer which is in need of modernisation. 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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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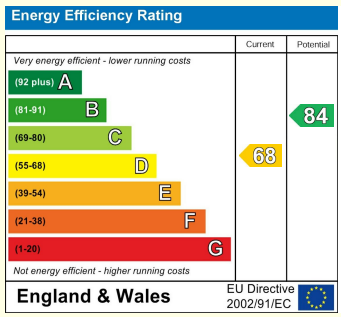

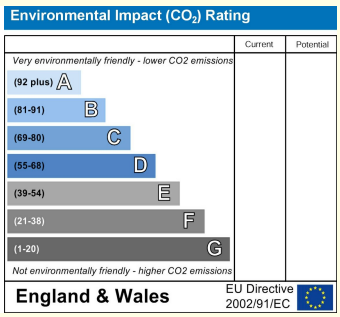

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