



ESTATE AGENTS • VALUER • AUCTIONEERS



## 2 Kielder Court, Lytham

- Delightful End Mews House
- Within Easy Reach of Lytham Town Centre & Local Schools
- Spacious Lounge with Dining Room Leading Off
- Kitchen & Conservatory
- Principal Bedroom with En Suite Shower
- Two Further Bedrooms & Bathroom/WC
- Enclosed Rear Garden
- Garage & Off Road Parking
- No Onward Chain
- Freehold, Council Tax Band D & EPC Rating D

**£269,950**

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



[www.johnardern.com](http://www.johnardern.com)



## 2 Kielder Court, Lytham

### GROUND FLOOR

#### HALLWAY

1.22m x 1.02m (4' x 3'4)

Approached through a modern composite outer door with inset obscure double glazed panels. Single panel radiator. Corniced ceiling with an overhead light. Turned staircase leads off to the first floor with a side handrail. White panelled door leading to the Lounge.

#### LOUNGE

4.11m x 3.71m (13'6 x 12'2)

Spacious and tastefully presented principal reception room. UPVC double glazed window overlooks the front garden with two side opening lights. Single panel radiator. Telephone/internet point. Television aerial socket. Corniced ceiling with an overhead light. Two wall lights. Laminate wood effect flooring. Focal point of the room is a fireplace with a white wood surround, raised marble effect hearth and inset supporting a gas fire. Useful understair carpeted cloaks/store cupboard 6'2 x 3'3 (some restricted head height) with an overhead light. Archway leads to the adjoining Dining Room.



#### DINING ROOM

2.49m x 2.44m (8'2 x 8')

Matching wood effect flooring. Single panel radiator. Corniced ceiling and an overhead light. Double glazed sliding patio doors lead to the Conservatory with views of the garden beyond. White panelled door leads to the Kitchen.



#### CONSERVATORY

2.31m x 2.26m (7'7 x 7'5)

UPVC Conservatory with double glazed double opening French doors giving direct garden access. Double glazed windows overlook the rear garden with two top opening lights. Ceramic tiled floor. Double plug socket.



#### KITCHEN

2.79m x 2.29m (9'2 x 7'6)

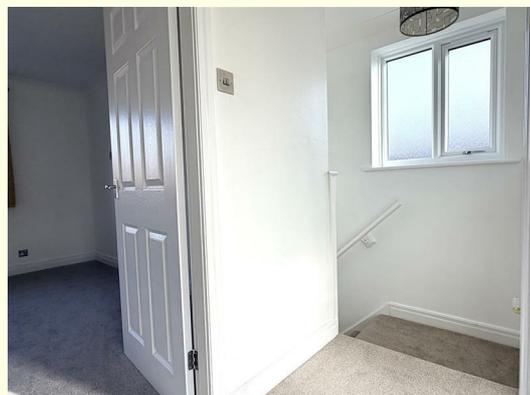
UPVC double glazed window enjoys an outlook over the rear garden. Two side opening lights. Range of eye and low level cupboards and drawers. Incorporating a corner display shelving unit. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in roll edged laminate working surfaces with splash back tiling. Built in appliances comprise: Four ring gas hob with an extractor canopy above. Logik electric oven and grill. Space for a fridge. Plumbing and space for a washing machine. Single panel radiator. Corniced ceiling. Ceramic tiled floor. Wall mounted Worcester combi gas central heating boiler. Overhead light.



#### FIRST FLOOR LANDING

2.77m x 0.94m (9'1 x 3'1)

Approached from the previously described staircase. UPVC obscure double glazed window to the side elevation provides good natural light to the Hall, Stairs and Landing areas. Side opening light. Access to loft space. Matching white panelled doors leading off.



# 2 Kielder Court, Lytham



## BEDROOM ONE

3.71m x 3.51m max (12'2 x 11'6 max)

(max L shaped measurements) Principal double bedroom. UPVC double glazed window overlooks the front of the property with views along The Glades. Two side opening lights. Single panel radiator. Telephone point. Corniced ceiling with an overhead light. Archway to the Shower Room.



## EN SUITE SHOWER

1.63m into shower x 1.07m (5'4 into shower x 3'6)

Step in shower compartment with a folding glazed door and plumbed shower. Pedestal wash hand basin with a splash back panel. Wall mirror above with a strip light over. Inset ceiling spot light and an extractor fan. Built in linen store cupboard.



## BATHROOM/WC

1.96m x 1.73m (6'5 x 5'8)

Modern three piece white bathroom suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Pedestal wash hand basin with a tiled display above and wall mirror. Low level WC completes the suite. Chrome heated ladder towel rail. Overhead light and inset ceiling extractor fan. Ceramic tiled walls.



## BEDROOM TWO

2.90m x 2.36m (9'6 x 7'9)

Second double bedroom. UPVC double glazed window to the rear of the property with two side opening lights. Overhead light. Single panel radiator.



## OUTSIDE

To the front of the property is an attractive garden with stone flags and a small lawned area and having inset shrubs. A block paved pathway leads to the front covered entrance with an external wall light. An adjoining stone flagged and stone chipped driveway provides off road parking and leads directly to the Garage which passes with this property. External gas and electric meters.

To the immediate rear is an enclosed garden which has a block paved patio area with stone flagged pathway. Side lawned area with side shrub borders and rockery. Garden tap. Timber gate leads to a rear service pathway.



## BEDROOM THREE

2.44m x 1.85m (8' x 6'1)

UPVC double glazed window to the rear of the property with a side opening light. Overhead light. Single panel radiator.

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## GARAGE

5.08m x 2.59m (16'8 x 8'6)

Attached brick garage approached through an up and over door. Pitched tiled roof. Power and light connected. Side hardwood personal door with an inset obscure glazed panel leads to the rear garden.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC units.

## TENURE FREEHOLD/COUNCIL TAX

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

## LOCATION

This delightful three bedroomed end mews house is tastefully presented throughout is conveniently placed on a small development known as The Glades, just off Mythop Road, within walking distance to two primary schools and St Bede's Senior school and only 15 minutes walk into the centre of Lytham with its comprehensive shopping facilities and amenities, together with Lytham Green and Lytham Hall. There are transport services running adjacent on Mythop Road, with bus services connecting Lytham St Annes High School and Preston College. An internal and external viewing is strongly recommended. No onward chain.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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 Arden & 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

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## 2, Kielder Court, Lytham St Annes, FY8 4TN



Total Area: 75.2 m<sup>2</sup> ... 809 ft<sup>2</sup>

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	83

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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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