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







1 Ellerslie Cottages South Clifton Street, Lytham





- Delightful End Terraced Cottage
- In the Heart of Lytham's Conservation Area
- Very Close Walking Distance to Lytham Green
- Tastefully Presented Throughout
- Spacious Lounge & Modern Fitted Kitchen
- Modern Ground Floor Bathroom/WC
- Principal 1st Floor Bedroom with Dressing Area & En Suite Shower/WC
- 2nd 1st Floor Bedroom
- South Facing Front Patio Garden & Walled Cobbled Rear Patio Garden
- No Onward Chain, Freehold, Council Tax Band B & EPC Rating D

£289,950

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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GROUND FLOOR

LOUNGE

5.51m x 4.80m (18'1 x 15'9)

Spacious and tastefully presented principal reception room approached through a composite outer door with a double glazed panel above. UPVC double glazed oriel bay window overlooks the front south facing garden with a top central opening light and fitted roller blind. Feature exposed brick wall. Side display gas and electric meter cupboard. Two overhead lights. Wood strip laminate flooring. Contemporary wall mounted radiator in anthracite grey. Turned staircase leads to the first floor with a white spindled balustrade. Useful understair store cupboard. Focal point of the room is an exposed brick recessed fireplace with a stone hearth supporting a cast iron wood burning stove. Built in cupboard houses a wall mounted Worcester combi gas central heating boiler (installed in 2020) and having an internet point below and shelving. Door leading to the ground floor Bathroom/WC. Opening leading to the adjoining Kitchen.







FITTED KITCHEN

3.45m x 2.18m (11'4 x 7'2)

Well planned modern Kitchen installed in 2021. Two UPVC double glazed windows overlooking the rear patio garden. Top opening lights and fitted roller blinds. Central UPVC door with an inset double glazed glazed panel gives rear garden access. Eye and low level cupboards and drawers. Caple ceramic sink unit with a contrasting black centre mixer tap. Set in heat resistant work surfaces with matching splash back and further splash back tiling. Built in appliances comprise: Zanussi four ring induction hob. Contemporary Elica illuminated extractor above. Zanussi electric oven and grill below. Integrated fridge/freezer and a Beko slimline dishwasher, both with matching cupboard fronts. Matching wood effect laminate flooring. Anthracite grey contemporary radiator. Inset ceiling spot lights.



BATHROOM/WC

2.36m x 1.40m (7'9 x 4'7)

UPVC obscure double glazed window to the rear elevation with a top opening light. Fitted window blind. Three piece modern white suite comprises: Panelled bath with a centre mixer tap and over bath shower attachment. Rak Ceramics pedestal wash hand basin with a centre mixer tap. Rak Ceramics low level WC completes the suite. Tiled walls and floor. Chrome heated ladder towel rail. Wall mounted extractor fan. Inset ceiling spot lights.



FIRST FLOOR LANDING

Approached from the previously described staircase. Overhead light and a built in high level store cupboard. Cottage doors leading off.

BEDROOM SUITE ONE

Superb principal double bedroom.

BEDROOM

3.78m x 3.15m (12'5 x 10'4)

UPVC double glazed window overlooking the rear of the property with a top opening light. Double panel radiator. Overhead light. Small access hatch to the roof space. Square arch to the adjoining Dressing Area.

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DRESSING AREA

2.31m x 1.78m (7'7 x 5'10)

UPVC double glazed window to the south facing front elevation providing further excellent natural light to the Bedroom suite. Side opening light. Single panel radiator. Door leading to the En Suite.

OUTSIDE

To the front of the property is a delightful SOUTH FACING private cottage style patio garden, attractively laid for ease of maintenance with stone chippings and a stone flagged pathway leading to the front entrance with an external wall light. Side trellis work with a mature Boston Ivy and front shrub borders.





EN SUITE SHOWER/WC

2.21m into shower x 0.94m (7'3 into shower x 3'1)

Three piece white suite comprises: Step in shower cubicle with a folding glazed door and plumbed shower. Pedestal wash hand basin with a centre mixer tap and splash back. Rak Ceramics low level WC. Chrome heated ladder towel rail. Inset ceiling spot lights.

To the immediate rear of the property is a second very attractive private cottage patio garden, laid with cobbles and having external lighting and a garden tap. Very useful timber garden store with power and light connected. Having plumbing facilities for a washing machine and space for a tumble dryer. A hardwood gate leads to the rear service path for moving refuse bins etc, serving two cottages and leading to the side service road, which provides a useful car 'pull up' area for dropping off groceries etc.





BEDROOM TWO

2.29m x 2.24m (7'6 x 7'4)

Second Bedroom currently used as a home office. UPVC double glazed window to the front of the cottage with a side opening light. Double panel radiator. Overhead light.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler concealed in the Lounge (installed 2020) serving panel radiators and giving instantaneous domestic hot water.

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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 B

INTERNET CONNECTION
Full Fibre Broadband is currently available. Further information can be found at https://www.openreach.com/broadband-network/fibre-availability

LOCATION
A very well presented and deceptively spacious end of terraced cottage situated in the heart of Lytham's conservation area, only yards from local shops, restaurants and cafes, Lytham Green and the Ribble Estuary. The property offers a delightful private south facing patio garden to the front and further enclosed cottage patio garden to the rear. An internal and external inspection is strongly recommended to appreciate the modernised accommodation this property has to offer which includes a spacious en suite principal bedroom with dressing area. 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

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.

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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.

1, Ellerslie Cottages, South Clifton Street, Lytham St Annes, FY8 5HH

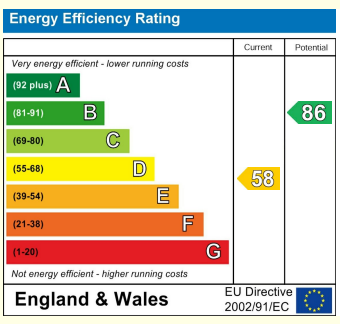


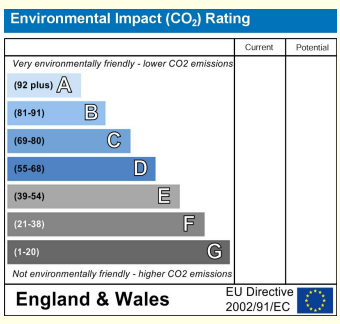
Total Area: 67.1 m² ... 722 ft²

All measurements are approximate and for display purposes only

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