



ESTATE AGENTS • VALUER • AUCTIONEERS



3 Agnew Street, Lytham

- Very Attractive Double Fronted Semi Detached Period House
- Situated In the Heart of Lytham's Conservation Area
- Currently Split into Two Flats with the Potential to Make a Stunning Family Home
- Potential for Three/Four Reception Rooms & Dining Kitchen
- Four Bedrooms & Three Bathrooms
- Good Sized Walled Rear Garden & Garage
- Gas Central Heating & Part Double Glazing
- Viewing Essential
- No Onward Chain
- Freehold, Council Tax Band C & EPC Rating E

£598,950

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



www.johnardern.com

3 Agnew Street, Lytham

GROUND FLOOR FLAT

HALLWAY

18' x 5'6



Approached through a hardwood outer door with a glazed panel above. Double panel radiator. Corniced ceiling. Built in cloaks/store cupboard (location of original staircase). Door conceals the steps leading down to the Cellar. Panelled doors leading off to ground floor rooms.

UTILITY/SHOWER ROOM

12'5 x 4'9

UPVC obscure double glazed window to the rear elevation. Single panel radiator. Stainless steel single drainer sink unit with plumbing for a washing machine below. Adjoining hot water cylinder. Step in shower with a plumbed shower and glazed screen.

CELLARS

Good sized Cellars (restricted head height of approx 5'1) providing excellent storage space. The Vaillant gas central heating boiler for the ground floor flat is situated in one of the chambers together with the flat's gas and electric meters.

INNER SITTING ROOM

14'2 x 12'2



Central Reception Room with step leading down off the Hallway. Original sash window to the side elevation. Double opening hardwood framed glazed doors lead to the inner courtyard/patio area. Double panel radiator. Television aerial point. Focal point is a brick and stone flagged fireplace with a decorative mirror above. Dining Kitchen leading off.

OPEN PLAN DINING KITCHEN



Large open plan L shaped Dining Kitchen

KITCHEN AREA

13'4 x 6'6

The current Kitchen has a high level glazed window to the side elevation. Eye and low level cupboards and drawers. Stainless steel sink unit with a centre mixer tap and a moulded draining board. Built in appliances comprise four ring gas hob with a chrome splash back and Elica extractor fan above. Siemens electric oven. Grundig dishwasher. Glazed display unit and shelving. Understairs area with obscure glazed window, shelving and space for a fridge/freezer.

DINING AREA

15'6 x 8'1



Pitched roof with inset ceiling spotlights. Double panel radiator. High level obscure glazed window to the side elevation. Double glazed French doors leading to the Conservatory.

CONSERVATORY
13'1 x 10'6 min



Brick based and hardwood framed Conservatory with a pitched glazed roof having an overhead light and ceiling fan. Stripped wood flooring. Glazed door gives direct access to the rear gardens.

BEDROOM ONE
12'9 x 11'9



Double bedroom with a sash window overlooks the front gardens. Single panel radiator. Corniced ceiling. En Suite Bathroom leading off.

EN SUITE BATHROOM/WC
8'8 x 8'5



Hardwood double glazed double opening doors lead on to the inner courtyard/patio area. Three piece suite comprising: Panelled bath with a centre mixer tap. Wall hung wash hand basin with a centre mixer tap. Semi concealed low level WC. Ceramic tiled walls and floor. Chrome heated ladder towel rail. Bank of mirror fronted wardrobes/linen storage with folding doors.

BEDROOM TWO
12'6 x 11'11 into bay



Second Bedroom with a bay to the front aspect and original sash windows. Two double panel radiators. Part corniced ceiling. Door to the WC and door to a useful walk Wardrobe/Store 5'7 x 4'5 with an overhead light and hanging rails.

EN SUITE WC
6'4 x 4'5

Two piece suite comprises: Semi concealed low level WC. Wash hand basin with a centre mixer tap. Tiled floor.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Vaillant boiler in the Cellar serving panel radiators and domestic hot water.

FIRST FLOOR FLAT

3 Agnew Street, Lytham



SIDE PRIVATE GROUND FLOOR ENTRANCE



Approached through a hardwood door with an inset obscure double glazed panel. Turned staircase with a side hand rail leads to the first floor.

1ST FLOOR LANDING



Spacious central split level Landing. UPVC double glazed window overlooks the rear of the property with a side opening light. Double panel radiator. Wall light. Additional double glazed roof light providing excellent natural light. Telephone point.

CURRENT LOUNGE 14'2 x 12'7



UPVC double glazed window to the front elevation with views along Agnew Street. Lower opening light. Television aerial point. Internet point. Corniced ceiling. Single panel radiator. Focal point is a fireplace with a display surround and matching raised hearth, with a gas coal effect living flame fire. Display shelving to the chimney recess.

KITCHEN 11'3 x 9'6



Hardwood double glazed window to the side elevation with two side opening lights. Fitted low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap set in working surfaces. Stoves slide in gas cooker with an oven and grill. Indesit washing machine and space for a tumble dryer. Beko freestanding fridge/freezer. Single panel radiator. Pantry store cupboard 9'4 x 2'5 with the electric meter.

BEDROOM ONE

18'1 x 12'9 max



(max L shaped measurements) Large principal double bedroom. Two UPVC double glazed windows to the front aspect, both with top opening lights. Double panel radiator. Corniced ceiling. Two overhead lights. Built in cupboard with shelving.

BEDROOM TWO

11'1 x 8'4



(some restricted head height) Second double bedroom. UPVC double glazed window to the rear elevation with a top opening light. Single panel radiator. Overhead light.

BATHROOM

10'3 x 9'4 max



(max L shaped measurements) UPVC obscure double glazed opening window. Two piece suite comprises: Panelled bath with an electric Triton over bath shower with splash back tiling. Vanity wash hand basin with cupboards below and a display surround. Wall mirror. Single panel radiator. Built in airing cupboard houses a Worcester combi gas central heating boiler.

SEPARATE WC

6'2 x 4'8



Steps leading off the Landing. UPVC obscure double glazed opening window to the side elevation. Two piece modern white suite comprises: Pedestal wash hand basin with a centre mixer tap. Low level WC. Single panel radiator.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the majority of the first floor windows have been DOUBLE GLAZED

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OUTSIDE



To the front of the property is an attractive cottage style walled garden with a central pedestrian gate, pathway and steps leading to the front entrance. Lawned gardens to either side with well stocked shrub borders providing good privacy. A side asphalted pathway leads down the side of the house to the rear gardens and entrance for the 1st floor flat. External gas meter for the 1st floor.

To the immediate rear is a deceptive walled 35ft wide garden enjoying a sunny westerly facing aspect. With established borders stocked with a wide variety of climbing plants, mature shrubs, trees and flowering plants. Timber gate leads to the rear service road.



GARAGE

17'5 x 12'6

Large Garage approached from the rear wide service road known as East Cecil Street. With an up and over door. Side personal door leading to the rear garden. Power and light connected.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold (Solicitors to confirm). Council Tax Bands C



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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		48	71
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



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