



ESTATE AGENTS • VALUER • AUCTIONEERS



197 Preston Road, Lytham

- Superb Semi Detached House Newly Modernised Throughout
- Lounge with Cast Iron Wood Burning Stove
- New Fitted Dining Kitchen
- New Ground Floor Cloaks/WC
- Three Bedrooms & Superb Bathroom/WC
- Garden to the Front & Rear
- Joint Driveway Leading to the Garage
- New Carpets Throughout, New Combi Boiler & New UPVC Double Glazed Windows
- No Onward Chain, Viewing Essential
- Freehold, Council Tax Band B & EPC Rating D

£245,000

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



www.johnardern.com



197 Preston Road, Lytham

GROUND FLOOR

ENTRANCE PORCH

1.65m x 0.79m (5'5 x 2'7)

Approached through a new composite outer door with an inset obscure double glazed panel. Matching UPVC full length obscure double glazed panels to either side. Tiled floor. Inner UPVC double glazed door providing natural light and leading directly to the Hall.

HALLWAY

1.09m x 1.04m (3'7 x 3'5)

Newly fitted carpet with a turned staircase leading to the first floor. Internet/telephone point. Overhead light. Inner white panelled door leading to the Lounge.

LOUNGE

4.37m x 4.22m into bay (14'4 x 13'10 into bay)

Spacious and tastefully presented reception room. UPVC double glazed bay window overlooks the front garden with two top opening lights. Matching new carpet. Double panel radiator. Television aerial point. Focal point of the room is a recessed brick fireplace with a raised display hearth supporting a new cast iron wood burning stove. Central overhead feature pendant lighting. Matching white panelled door leading to the Dining Kitchen.



DINING KITCHEN

5.31m x 2.46m (17'5 x 8'1)

Spacious full width Dining Kitchen. UPVC double glazed windows to both the side and rear elevations providing excellent natural light. Both with opening lights. Excellent range of newly fitted eye and low level cupboards and drawers. One and a half bowl single drainer sink unit with a centre mixer tap set in roll edged working surfaces with splash back tiling. Brand new built in appliances comprise: Wide five ring gas hob with an illuminated extractor canopy above. Logik electric oven and

grill. Integrated fridge/freezer. Integrated Logik dishwasher and washing machine, both with matching cupboard fronts. Matching cupboard conceals the new wall mounted Main Eco Compact combi boiler. Shelving below. Double panel radiator. Door to the under stair cloaks/meter store cupboard with a strip light. Wood effect laminate flooring. Inset ceiling spot lights. UPVC outer door with an inset obscure double glazed panel leads directly to the rear garden. Panelled door leads to the Cloaks/WC.



CLOAKS/WC

1.35m x 1.09m (4'5 x 3'7)

Two UPVC obscure double glazed outer windows, one with a top opening light. Two piece new white suite comprises: Vanity wash hand basin with a centre mixer tap and cupboard below. Low level WC. Overhead ceiling spot light. Tiled floor.



197 Preston Road, Lytham



FIRST FLOOR LANDING

1.85m x 0.76m (6'1 x 2'6)

Approached from the previously described staircase. Access to loft space. Panelled doors leading off.

BEDROOM ONE

3.40m x 2.57m (11'2 x 8'5)

UPVC double glazed window overlooks the rear elevation with a top opening light. Newly fitted carpet. Single panel radiator. Overhead light.



BEDROOM TWO

2.67m x 2.57m max (8'9 x 8'5 max)

Second Bedroom with matching new carpet. UPVC double glazed opening window overlooks the front aspect with views along Preston Road. Single panel radiator. Overhead light.



BEDROOM THREE/STUDY

2.74m x 2.69m max (9' x 8'10 max)

(max L shaped measurements) UPVC double glazed opening window overlooks the front elevation. Single panel radiator. Overhead light. Display shelving to the side of the built in store cupboard with a hanging rail and shelf above.



BATHROOM/WC

2.62m x 2.31m (8'7 x 7'7)

Superb newly installed Bathroom comprising a four piece white suite with matching contemporary matt black accessories. UPVC obscure double window to the rear elevation with a top opening light. Deep fill bath with a floor mounted mixer tap and hand held shower attachment. Wide shower compartment with fixed glazed screens, colour contrasting splash back tiling, a plumbed overhead shower and additional hand held shower attachment. Vanity wash hand basin with a centre mixer tap and cupboard below. Low level WC completes the suite. Ceramic tiled walls and floor. Panelled ceiling with inset spot lights. Contemporary heated ladder towel rail in a matching matt black finish.



OUTSIDE

To the front of the property is a garden laid for ease of maintenance with crazy paving and stone chipped borders. A joint driveway leads down the side of the property leading to this property's Garage.

To the immediate rear is a hard standing patio style garden with a rear corner stone chipped area. Garden tap.



GARAGE

Concrete constructed garage with an up and over door and two side glazed windows providing some natural borrowed light.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a new Main Eco Compact combi boiler concealed in the Kitchen serving panel radiators and giving instantaneous domestic hot water. We understand the boiler has a 5 year warranty registered with Baxi.

DOUBLE GLAZING

Where previously described the windows have new UPVC double glazed windows. The soffits, fascias and guttering have also been replaced.

197 Preston Road, Lytham

TENURE FREEHOLD/COUNCIL TAX

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

VENDOR NOTES

We understand the current Vendor has upgraded the electrics with a new consumer unit. New plumbing throughout. Gas Safety Certificate. Electrical Certificate. New boiler with a 5 year warranty, registered with Baxi, the local authority and Gas Safe. The new cast iron stove has a lifetime warranty and fuel liner with a 15 year warranty. New Windows with Fensa certificates and 10 year warranty. New soffits, fascias and guttering with a 5 year warranty. New Bathroom and new German Kitchen with branded appliances. Solicitors to confirm and provide the relevant paperwork.

LOCATION

This stunning recently modernised three bedroomed semi detached house is situated on Preston Road, conveniently placed within minutes drive to Lytham Green and a little further into the centre of Lytham. Transport services are readily available on Preston Road with bus routes into both Lytham and Preston. An internal viewing is essential to appreciate the accommodation this now privately owned (ex local authority) property has to offer, which has been modernised throughout which includes a new German Kitchen and Bathroom/WC, new combi boiler and double glazing. Ideal for first time buyers and investors. 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.

Digital Markets, Competition and Consumers Act 2022

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 out their own investigations before contract. Details Prepared November 2025

197, Preston Road, Lytham St Annes, FY8 5AY



Total Area: 70.2 m² ... 756 ft²

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	

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			
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