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31 Bleasdale Road, Lytham

- Semi Detached House
- In Need of Modernisation
- Two Reception Rooms
- Kitchen
- Three Bedrooms
- Bathroom & Separate WC
- Loft Room
- Gardens, Garage & Driveway
- Electric Heating & Double Glazing
- No Onward Chain

£240,000

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



www.johnardern.com



31 Bleasdale Road, Lytham

GROUND FLOOR

ENTRANCE PORCH

1.83m x 1.57m (6' x 5'2)

Approached through a replacement outer door with inset obscure and stained glass double glazed leaded panel. Obscure UPVC double glazed windows to either side providing good natural light. Tiled floor. Telephone point. Creda electric night storage heater. Inner obscure part glazed door with matching side panel, leads to:

LOUNGE

5.23m x 3.73m (17'2 x 12'3)

Spacious full width reception room. Double glazed window overlooks the front elevation. Side opening light. Creda night storage heater. Television aerial point. Focal point of the room is a fireplace with raised display hearth and an electric coal effect fire. Turned staircase with decorative balustrade leads to the first floor. Side meter cupboard. Sliding obscure glazed doors lead to the adjoining Dining Room.



DINING ROOM

4.01m x 3.00m (13'2 x 9'10)

UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Side full length double glazed panels to either side. Newlec electric storage heater. Corniced ceiling. Television aerial point. Sliding obscure glazed door leads to the Kitchen.



KITCHEN

3.84m x 2.06m (12'7 x 6'9)

Double glazed window overlooks the rear garden. Side opening light. Eye and low level cupboards and drawers. Stainless steel single drainer sink unit with centre mixer tap and splash back tiling. Electric cooker point. Understair store cupboard. Creda electric storage heater. Obscure glazed door leads to the side porch and WC.



SIDE UTILITY PORCH

3.15m x 1.30m (10'4 x 4'3)

UPVC double glazed windows with three top opening lights. UPVC double glazed outer door. Side power point and plumbing for washing machine. Hardwood inner door leads to:

GARDEN WC

1.09m x 1.02m (3'7 x 3'4)

UPVC obscure double glazed window with top opening light. Side wall light. Low level WC. Wash hand basin.

FIRST FLOOR LANDING

Approached from the previously described staircase. Double glazed window to the side elevation. Newlec electric storage heater. Folding door reveals the staircase to the second floor.

BEDROOM ONE

3.81m x 3.12m (12'6 x 10'3)

Double glazed window enjoys an outlook to the front elevation. Side opening light. Creda slimline electric heater. Wall mirror.

31 Bleasdale Road, Lytham



BEDROOM TWO

3.81m x 2.92m max (12'6 x 9'7 max)

(some restricted head height) Double glazed window to the rear elevation. Side opening light. Creda electric storage heater.



SEPARATE WC

1.37m x 0.81m (4'6 x 2'8)

Obscure double glazed opening window. Low level WC. Tiled walls.



BEDROOM THREE

2.67m x 1.98m (8'9 x 6'6)

Double glazed window to the front elevation. Side opening light. Creda slimline electric heater.



2ND FLOOR LOFT ROOM

5.23m x 5.11m max (17'2 x 16'9 max)

(some restricted head height) Very useful boarded and carpeted loft room with a UPVC double glazed window to the side elevation. Top opening light. Access to roof eaves. Two exposed beams. Creda electric heater. Power points and two overhead lights.



SHOWER ROOM

2.18m x 1.65m (7'2 x 5'5)

Double glazed window to the rear elevation, with side opening light. Corner step in shower cubicle with curved sliding doors and a AKW electric shower. Pedestal wash hand basin with splash back tiling. Wall mounted electric heater. Built in airing cupboard houses a lagged hot water cylinder.

OUTSIDE

To the front of the property is a stone flagged driveway providing off road parking and leading to the detached garage. Side flower and shrub borders.

To the immediate rear is a good sized family garden, laid mainly to lawn with side mature borders. Outside tap.



31 Bleasdale Road, Lytham



GARAGE

Detached garage approached through an up and over door. Glazed window provides some borrowed light. Rear personal door.

ELECTRIC HEATING

The property has electric heating from a number of night storage heaters.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED, some of which have been replaced with UPVC units.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £10 (solicitor to confirm). Council Tax Band C

LOCATION

This three bedroomed semi detached property is well situated in a small close off Mythop Road, being within a few minutes strolling distance to the centre of Lytham and having transport services running adjacent directly into town. Other local points of interest within a short walk include two primary and senior schools and Green Drive Golf Course. An internal viewing is 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 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, rightmove.com, onthemarket.com, Email Address: 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.

PROPERTY MISDESCRIPTION ACT

John Arden & 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 May 2022



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	74	England & Wales	EU Directive 2002/91/EC	47



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