



ESTATE AGENTS • VALUER • AUCTIONEERS



73 Victory Boulevard, Lytham

- Superb Modern Detached House
- Lounge & Orangery
- Fitted Dining Kitchen
- Cloaks/WC
- Four Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Gardens Front & Rear
- Double Garage & Off Road Parking
- Viewing Recommended
- EPC Rating B

£465,000

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



www.johnardern.com



73 Victory Boulevard, Lytham

GROUND FLOOR

Open canopied entrance with side coach light.

ENTRANCE HALL

4.37m x 1.30m (plus stair reveal) (14'4 x 4'3 (plus stair reveal))

Approached through an outer door with upper obscure, leaded double glazed panel. Ceramic tiled floor. Double panel radiator. Turned staircase leads off with white spindled balustrade. Under stair cloaks/store cupboard.

CLOAKS/WC

2.03m x 1.35m (6'8 x 4'5)

With matching ceramic tiled floor. Two piece white suite comprises: corner fixture wash hand basin with chrome mixer tap and splash back tiling. Low level WC. Panel radiator. Obscure double glazed opening outer window. High level circuit breaker fuse box.

LOUNGE

5.23m x 3.45m (17'2 x 11'4)

Nicely appointed reception room with a double glazed window with side and upper opening lights overlooks the front landscaped garden and the small close beyond. Two double panel radiators. The focal point of the room is a polished marble fireplace with canopied coal effect electric fire and raised marble hearth and over mantle.



FAMILY DINING-KITCHEN

5.84m x 4.65m (19'2 x 15'3)

(max measurements) Extremely well fitted and spacious dining-kitchen with ceramic tiled floor. Excellent range of wall and floor mounted cupboards and drawers. Laminate working surfaces incorporating a matching peninsula unit with insert one & a half bowl stainless steel single drainer sink unit. Built in 'Smeg' appliances comprise: Fan assisted electric oven with microwave oven above. Four ring gas hob with splash back and illuminated stainless steel extractor canopy above. Baumatic plumbed dishwasher. Integrated fridge and freezer. Double panel radiator. Ceiling downlights. Double glazed window with side opening light looks into the rear orangery. Second double radiator adjoining the DINING AREA. Sliding double glazed patio doors overlook and give access into the orangery. Utility cupboard with plumbing facilities for automatic washing machine and matching ceramic tiled floor and shelf above.



DINING-KITCHEN



ORANGERY

5.08m x 3.71m (16'8 x 12'2)

Large family orangery with ceramic tiled floor and electric under floor heating Tilt and turn opening windows with integral blinds. Pitched self cleaning glass ceiling with automatic roof vent. Halogen downlights. Television point.



First Floor

Approached from the previously described turned staircase with a double glazed obscure opening window with integral blind gives further light to the hall and stairs.

LANDING

Central landing with double panel radiator. Access to the loft via a folding loft ladder and the loft is fully boarded. Airing cupboard contains an insulated hot water cylinder and wall mounted Glowworm central heating boiler (new) and open shelving.

MASTER BEDROOM SUITE

3.86m x 2.74m (plus wardrobes) (12'8 x 9' (plus wardrobes))

Deceptive double bedroom with double glazed window with side opening lights overlooks the front elevation. Range of wardrobes with centre mirror fronted sliding doors.



EN SUITE SHOWER ROOM/WC

2.13m into shower x 1.42m (7' into shower x 4'8)

Ceramic floor tiles. Three piece 'Ideal' suite comprises: tiled shower compartment with an Aqualiser shower and sliding outer doors. Fixture wash hand basin with chrome mixer tap and mirror over and wall mounted shaving point. The suite is completed by a low level WC. Chrome heated ladder towel rail. Obscure opening double glazed window with integral blind. Wall mounted extractor fan and halogen downlight.

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BEDROOM TWO

3.43m x 2.84m (11'3 x 9'4)

Second well appointed double bedroom with double glazed picture window with two opening lights overlooks the SOUTH FACING rear elevation. Double panel radiator.



BEDROOM THREE

2.90m x 2.59m (9'6 x 8'6)

Third double bedroom. Double glazed window with two side opening lights overlooks the rear elevation. Panel radiator.



BEDROOM FOUR

2.59m x 2.08m (plus door reveal) (8'6 x 6'10 (plus door reveal))

Larger than average single bedroom at present furnished as a study. Double glazed double opening windows overlook the front elevation. Panel radiator.

BATHROOM/WC

1.91m x 1.68m (6'3 x 5'6)

With ceramic floor and part wall tiles. Three piece suite comprises: Panelled bath with chrome mixer tap and Aqualiser shower above. Folding screen. Vanity wash hand basin with chrome mixer tap, mirror over and side wall mounted shaving point. The suite is completed by a low level WC. Chrome heated ladder towel rail. Opening obscure double glazed outer window with integral blind.



OUTSIDE

To the front of the property the garden has been landscaped for ease of maintenance with shrubs and stone chipped areas. Wide double driveway leading to the double garage.

The rear SOUTH FACING gardens are deceptive, laid to lawn and large paved side patio which enjoys maximum sun light. External garden tap.

To the Easterly side of the house there is a further lawned garden with flower and shrub borders. External double power point.



OUTSIDE

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DOUBLE GARAGE

5.87m x 5.61m (19'3 x 18'5)

Brick constructed double garage with electrically operated up & over door. Power and light supplies. Pitched tiled roof with under drawn storage area.

N.B

The carpets, curtains and blinds are INCLUDING in the asking price.

TENURE/COUNCIL TAX

The vendors are in the process of purchasing the FREEHOLD title. (solicitors to confirm) Council Tax Band E

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a recently installed Glowworm boiler serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units with many of the units having integral blinds.

LOCATION

This extremely attractive modern detached family home is situated in a quiet close on this popular development known as 'Lytham Quays' constructed in 2012 by Redrow Homes and being conveniently placed within a 15 minute walk to Lytham centre and being close to LYTHAM GREEN and the Ribble Estuary.

An internal inspection is strongly recommended.

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

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

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 April 2022



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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		
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Not environmentally friendly - higher CO ₂ emissions		
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