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

6 Ollerton Road, Lytham St Annes

- Deceptively Spacious Detached Family House
- Standing in Stunning Landscaped Gardens to the Front & Rear
- Two Reception Rooms
- Breakfast Kitchen & Separate Utility & WC
- Three Double Bedrooms
- Family Bathroom/WC
- Two Garages & Driveway for Excellent Off Road Parking
- Viewing Essential to Appreciate the Potential on Offer
- No Onward Chain
- Leasehold, Council Tax Band E & EPC Rating D

£479,900

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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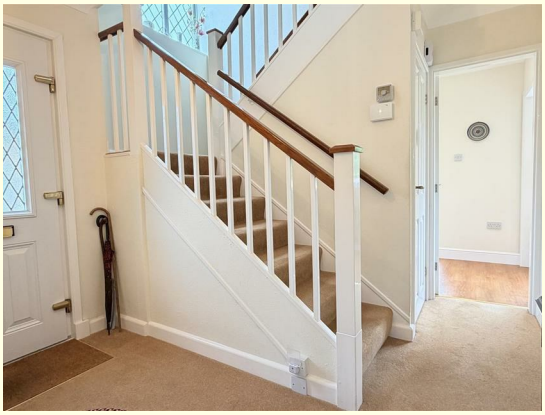
GROUND FLOOR
Side covered entrance with an external light.

HALLWAY
10'3 x 9'2 max



(max L shaped measurements) Spacious central Hall approached through a UPVC outer door with inset obscure double glazed leaded panels. Fitted sunken mat well. Single panel radiator. Turned staircase leads off to the first floor with a spindled balustrade. Corniced ceiling with an overhead light and wall light. Wall mounted central heating programmer control. Deep understairs cloaks/store cupboard with a wall light and housing the gas and electric meters. White panelled door leading to the Lounge and a glazed panel door to the Kitchen.

LOUNGE
21'6 into bay x 22'3 max

(max T shaped measurements) Very well proportioned principal reception room with a useful side Study area. Deep UPVC double glazed bay window enjoys an outlook over the front garden. Two side top opening lights and fitter vertical window blinds. Two curved single panel radiators below. Additional single panel radiator on the inner wall with a display shelf above. Corniced ceiling with two overhead lights. Television aerial point. Focal point of the room is a fireplace with a white display surround, raised hearth and inset supporting a gas coal effect living flame fire. To the side Study area is an additional UPVC double glazed window also overlooking the front elevation with a side opening light. Double panel radiator. Telephone/internet point. Glazed panel door leads to the Dining Room.

DINING ROOM
14'10 x 10'10

Second good sized family reception room. UPVC double glazed leaded window overlooks the front garden with two top opening lights and fitted vertical blinds. UPVC double glazed double opening French doors overlooks and gives direct access to the stunning rear garden. UPVC double glazed opening windows to either side of the doors. Matching window blinds. Single panel radiator. Overhead light and wall light. Glazed bevel edged doors leading to the adjoining Kitchen.

BREAKFAST KITCHEN
10'9 x 9'9

UPVC double glazed window overlooks the rear private gardens and has two side opening lights with a fitted roller blind and tiled display sill. Range of Sie Matic eye and low level cupboards and drawers. Franke one and a half bowl stainless steel single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Bosch four ring electric hob with a stainless steel illuminated extractor canopy above. Neff electric double oven and grill. Integrated larder fridge and a Neff dishwasher, both with matching cupboard fronts. Ceramic tiled floor. Corniced ceiling with inset spot lights. Telephone point. Square arch leads to a further useful Kitchen area with space for further fridge/freezer or small breakfast table etc. Laminate wood effect flooring. Single panel radiator. Two further inset ceiling spot lights. Panelled door to the WC and double opening glazed doors to the Utility.

CLOAKS/WC
5'5 x 3'2

UPVC obscure double glazed opening window to the side elevation. Low level WC. Low level fitted double cupboard with a laminate work top. Wall mounted Worcester gas central heating boiler. Overhead light and clothes drying racks. Matching wood laminate flooring.

UTILITY ROOM
9'6 x 6'5

Useful separate Utility Room. UPVC double glazed windows to both the side and rear elevation with opening opening lights. UPVC outer door with inset obscure double glazed panel provides direct access to the rear garden. Fitted eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap set in working surfaces with splash back tiling. Plumbing for a washing machine and space for a tumble dryer and freezer below. Ceramic tiled floor. Inset ceiling spot lights and wall mounted extractor fan. Double panel radiator.

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FIRST FLOOR LANDING

Approached from the previously described staircase with a spindled balustrade. UPVC obscure double glazed leaded window to the side aspect provides good natural light. Corniced ceiling with an overhead light. White panelled doors leading off.

BEDROOM ONE

16' x 10'8

UPVC double glazed window overlooks the front of the property with views along Ollerton Road. Two side opening lights. Single panel radiator. Corniced ceiling with two overhead lights. Telephone point. Additional UPVC double glazed leaded opening window to the side elevation. Vanity wash hand basin below with an offset mixer tap and a laminate display surround. Cupboard below and splash back tiling. Bank of fitted wardrobes to one wall comprising a double and four single wardrobes.

BEDROOM TWO

12'3 plus wardrobes x 10'9

Second large double bedroom. UPVC double glazed windows to both the front and side elevations, providing excellent natural light. Both with side opening lights. Corniced ceiling with an overhead light. Single panel radiator. Fitted double and two single wardrobes.

BEDROOM THREE

10'9 x 9'9

Third well proportioned double bedroom. UPVC double glazed window overlooks the rear aspect. Side opening light and fitted vertical window blinds. Corniced ceiling and an overhead light. Television aerial point. Single panel radiator. Fitted double and single wardrobes. Adjoining open display shelving. Built in airing cupboard houses an insulated hot water cylinder., pine shelving for linen storage above.

BATHROOM/WC
10'8 x 5'4

Spacious family Bathroom comprising a four piece white suite. UPVC obscure double glazed window to the rear elevation with a side opening light. Fitted roller blind. Tiled panelled bath with a centre mixer tap, over bath plumbed shower and shower curtain. Corner step in shower cubicle with glazed sliding doors and a plumbed shower. Pedestal wash hand basin with a centre mixer tap. Mirror above with a glass display shelf. Low level WC completes the suite. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Mirror fronted bathroom cabinet. Panelled ceiling with five inset spot lights and extractor fan. Access to loft space.

OUTSIDE

To the front of the property is a large walled garden which has been laid to lawn with curved flower and shrub borders with conifers providing good privacy to the front. An adjoining wide driveway provides excellent off road parking for a number of cars and leads to both Garages. Further side shrub borders and a side covered entrance to the main house with an external wall light. External all weather power points. Timber gate leads to the rear Gardens.

To the immediate rear is a stunning family enclosed garden with a raised stone flagged sun terrace and having matching pathways. Garden tap and external lighting. Steps lead down to an extensive lawned area with very well stocked side flower and shrub borders and having inset trees, central and raised flower beds. Large timber framed garden store with double opening doors and two side glazed windows.

GARAGE ONE
The property benefits from two separate Garages. This 1st brick Garage has an up and over door and a UPVC obscure double glazed window to the side.

GARAGE TWO
Approached through an electric up and over door. Side hardwood personal door. Power and light connected. UPVC double glazed window to the rear of the Garage provides some natural borrowed light. To the side of the Garage is a useful covered area with provides further useful garden storage space and has been used previously as a 'potting' area.

CENTRAL HEATING
The property enjoys the benefit of gas fired central heating from a Worcester boiler in the ground floor WC serving panel radiators and domestic hot water.

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED

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 approx £14. Council Tax Band E

LOCATION
This deceptively spacious three bedroomed detached family house is situated in a most convenient location just off Albany Road within just a few minutes walking distance to Ansdell's thriving shopping facilities on Woodlands Road and having

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transport services adjacent leading to both Lytham and St Annes centres. Lytham St Annes High School and Ansdell Primary School are within minutes walking distance. The property boasts a stunning family garden to the rear which has to be inspected to be appreciated. Internal and external viewing essential to appreciate the potential this property has to offer. 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

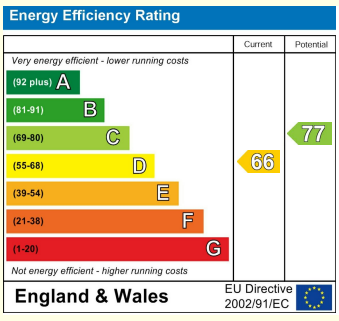
John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated 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.

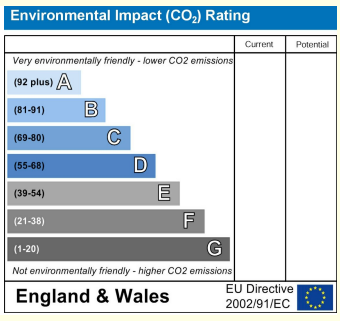
Digital Markets, Competition & Consumers Act 2024

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. Details Prepared May 2026

Total Area: 133.5 m² ... 1437 ft²

All measurements are approximate and for display purposes only





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The Property Ombudsman

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