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

8 Victoria Street, Lytham

- Mid Terraced Period Property
- Walking Distance to the Town Centre & Lytham Green
- Through Lounge & Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom/WC
- South Facing Enclosed Rear Garden & Timber Summer House
- No Onward Chain
- Viewing Recommended
- Leasehold, Council Tax Band C & EPC Rating C

£289,950

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

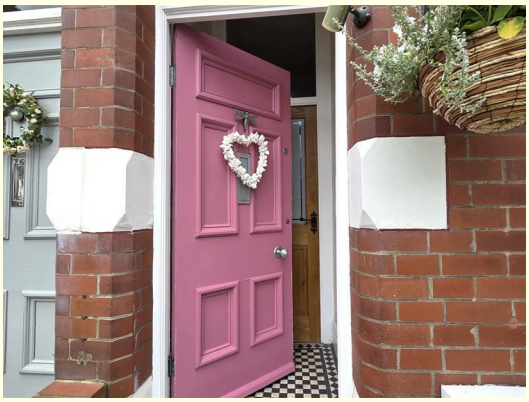
The GUILD of PROFESSIONAL ESTATE AGENTS

www.johnardern.com

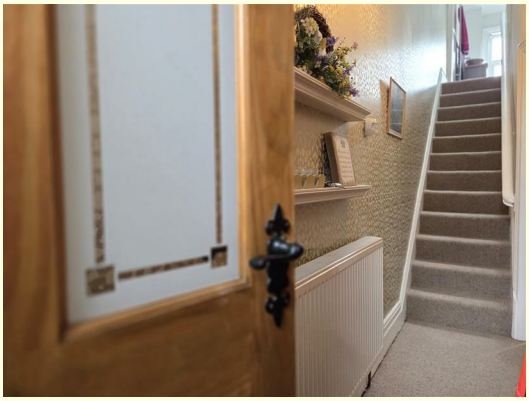
8 Victoria Street, Lytham

GROUND FLOOR

ENTRANCE VESTIBULE
0.99m x 0.99m (3'3 x 3'3)
Approached through a hardwood outer door with a numbered glazed panel above. Corniced ceiling. Mosaic tiled floor. Inner door with inset decorative obscure glazed panels leading to the Hallway.



HALLWAY
3.28m x 0.99m (10'9 x 3'3)
Corniced ceiling with an overhead light. Staircase leads off to the first floor with a side handrail. Panelled door leading to the Dining Room.



THROUGH LOUNGE/DINING ROOM
Spacious well presented reception area.

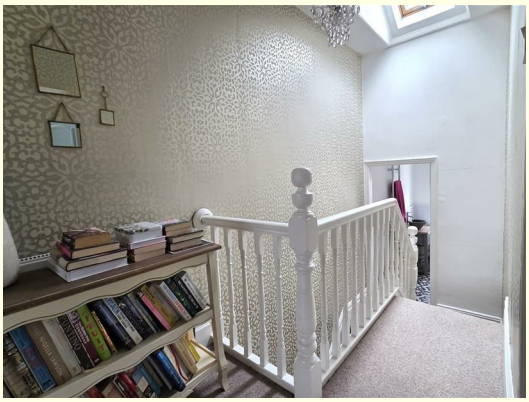
LOUNGE
4.50m into bay x 3.30m (14'9 into bay x 10'10)
UPVC double glazed walk in square bay window overlooks the front garden. With electrically operated fitted Roman window blinds. Double panel radiator. Corniced ceiling and dado rails have been retained. Focal point of the room is a fireplace with a raised hearth and tiled inset, supporting a multi fuel burning cast iron stove. Square arch to the adjoining Dining Area.

DINING ROOM
4.01m x 3.66m (13'2 x 12')
Second spacious reception area with UPVC double glazed French doors overlooking and giving direct access to the rear garden. Double panel radiator. Dado rails. Corner wall mounted cupboard. Telephone/internet point. Door to a useful understair cloaks/store cupboard with power connected, plumbing for the Indest freestanding washing machine and housing the electric smart meter. Panelled door leads to the Kitchen.

KITCHEN
4.04m x 2.13m (13'3 x 7')
Attractive Kitchen with a UPVC double glazed window overlooking the south facing rear garden with a top opening light. Additional UPVC double glazed opening window to the side aspect. Range of eye and low level cupboards and drawers. Ceramic Belfast style sink unit with a centre mixer tap set in granite work surfaces with matching splash back. Matching slimline breakfast bar. Built in appliances comprise: Lamona four ring electric induction hob. Illuminated extractor canopy above. Electric oven and grill below. Integrated fridge/freezer with a matching cupboard front and adjoining pull out larder cupboard. Slimline wine fridge. Ceramic tiled floor. Inset ceiling spot lights.

FIRST FLOOR LANDING
3.91m x 1.47m (12'10 x 4'10)
Split level landing approached from the previously described staircase with a white spindled balustrade. Double glazed pivoting roof light provides natural light to the Stairs and Landing areas. Single panel radiator. Panelled doors leading off.

8 Victoria Street, Lytham



BEDROOM ONE
4.45m x 3.43m (14'7 x 11'3)
Full width principal double bedroom, tastefully presented with a 'feature' wall. Two UPVC double glazed windows overlook the front of the property, both with lower opening lights and fitted window blinds. Single panel radiator. Television aerial point. Stripped and polished wood floor.

BEDROOM TWO
4.01m x 2.54m plus wardrobes (13'2 x 8'4 plus wardrobes)
Second double bedroom with a UPVC double glazed window overlooking the rear of the property. Lower opening light and fitted window blinds. Single panel radiator. Small loft access point. Original built in double cupboard houses a wall mounted Worcester combi gas central heating boiler. Additional built in double wardrobe to the chimney recess with further storage space above.

BATHROOM/WC
2.64m x 2.08m (8'8 x 6'10)
Good sized bathroom comprising a four piece suite. UPVC obscure double glazed window to the rear elevation with a lower opening light. Deep fill freestanding bath with a floor mounted mixer tap with a hand held shower attachment. Wide step in shower compartment with glazed screens and a plumbed overhead shower. Feature counter mounted stone sink with a centre mixer tap, drawer and display shelving below. Low level WC completes the suite. Part wood panelled walls. Inset ceiling spot lights. Chrome heated ladder towel rail. Ceramic tiled floor.

OUTSIDE
To the front of the property is an attractive cottage style garden approached through a metal pedestrian gate with a stone flagged pathway leading to the front entrance. Coloured slated stone chipped area to the side with raised side planters, well stocked with shrubs. External gas meter.

To the immediate rear is an enclosed rear garden, enjoying a sunny SOUTH FACING aspect. The garden has been landscaped for ease of maintenance with a block paved area with matching pathways. Larger stone chipped area leading to the Summer House. External all weather power point. Garden tap. Beyond the Summer House is a useful concealed bin store area. Timber gate leads to the rear wide service road.

SUMMER HOUSE
3.00m x 1.78m (9'10 x 5'10)
Timber framed Summer House with double opening part glazed doors and a side glazed window.

CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a Worcester combi boiler in Bedroom Two serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

NOTE
The carpets, blinds and light fittings are included in the asking price.

8 Victoria Street, Lytham

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 £1 (Solicitor to confirm).
Council Tax Band C

LOCATION
This delightful two bedroomed mid terraced period house with a south facing enclosed rear garden is situated in the heart of Lytham, within an easy stroll into the centre of town and being very close to LYTHAM GREEN and the RIBBLE ESTUARY. The property is within easy reach of local bus routes on Warton Street and Lytham train station is also close by. Other local points of interest nearby include Park View playing fields, Lytham Health Centre, a number primary and senior schools and Lytham Hall. Viewing recommended. 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

Consumer Protection from Unfair Trading Regulation
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 July 2025

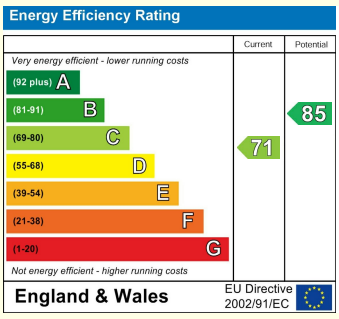
8, Victoria Street, Lytham St Annes, FY8 5DZ

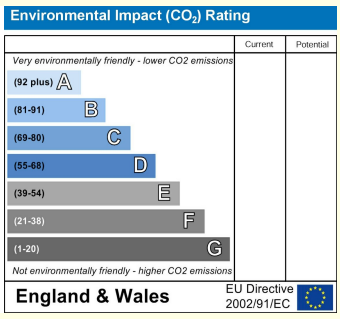
Total Area: 86.1 m² ... 927 ft²

All measurements are approximate and for display purposes only

JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55

6 Park Street, Lytham, Lancashire, FY8 5LU
Tel: 01253 795555 • Fax: 01253 794455
www.johnardern.com
Principal: John M.Ardern FNAEA
Sales Manager: Zoe J. Ardern (BAHons) MNAEA





The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

John Ardern & Company fort hemselves 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.