



ESTATE AGENTS • VALUER • AUCTIONEERS



## 21 Milner Road, Lytham

- Spacious Mid Terraced Period House
- Highly Sought After Location Within Strolling Distance to Ansdell Centre
- Two Reception Rooms
- Dining Kitchen & Cloaks/WC
- Four Bedrooms
- Modern Shower Room/WC
- Gardens to the Front & Rear
- Gas Central Heating & Double Glazing
- Viewing Recommended
- Leasehold, Council Tax Band D & EPC Rating D

**£410,000**

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



[www.johnardern.com](http://www.johnardern.com)



## 21 Milner Road, Lytham

### GROUND FLOOR

Open arched porch entrance with original tiled floor.

### ENTRANCE HALL

25'5 x 5'9



Approached through an original outer door with oval leaded and stained glass panel with matching side stained glass and leaded lights. Panel radiator set behind a decorative screen. Attractive hallway with corniced ceiling and original central arch and picture rails. Feature staircase leads off with original balustrade. Under stair cloaks/store cupboard containing a gas & electric meters.

### CLOAKS/WC

6'7 x 4'4



With modern two piece white suite comprises: vanity wash hand basin with chrome mixer tap and drawers beneath. Low level WC. White ladder towel rail. Obscure double glazed opening outer window. Part wood panelling and ceiling downlights. Ceramic tiled floor.

### LOUNGE

18' into bay x 13'



Most attractive reception room with walk in square bay window with uPVC double glazed units and upper stained glass leaded panels. The focal point of the room is a period style fireplace with inset tiling and hardwood detailed surround and over mantle. Gas living flame fire with tiled hearth. Panel radiator set behind a decorative screen. Corniced ceiling and picture rails. Side fixture cupboards.

### SITTING ROOM/DINING ROOM

12'9 x 12'8



Second well proportioned and appointed reception room. Double opening, double glazed doors overlook and give access to the rear garden. The focal point of the room is a recessed tiled fireplace with raised display and having a hardwood surround and over mantle. Corniced ceiling and picture rails. Panel radiator with display shelf above.

## BREAKFAST-KITCHEN

13' x 10' plus entrance reveal



Spacious modern (2015) breakfast-kitchen with part tiled and timber clad walls. Wood laminate floor. Excellent selection of wall and floor mounted cupboards and drawers. Laminate working surfaces with discreet downlighting. Inset one & a half bowl single drainer stainless steel sink unit. Built in Neff appliances comprise: fan assisted electric oven and grill. Five ring gas hob in stainless steel surround and wall mounted illuminated extractor canopy above. Integrated Caple larder fridge. Double panel radiator. Two double glazed windows with opening lights overlook the side elevation. Television aerial point.

## UTILITY ROOM

9'9 x 7'8



Extremely well fitted utility room with uPVC glazed door leading to the rear garden. Two matching windows. Excellent range of wall and floor mounted cupboards. Inset one & a half

bowl stainless steel sink unit. Plumbing facilities for automatic washing/dryer and dishwasher. Part wood and tiled walls. Ceiling halogen downlights.

## FIRST FLOOR



Approached from the previously described staircase leading to a split level landing with matching balustrade. Panel radiator. Corniced ceiling and picture rails. Access to the loft via a folding ladder.

## BEDROOM ONE

18'2 into bay x 12'5



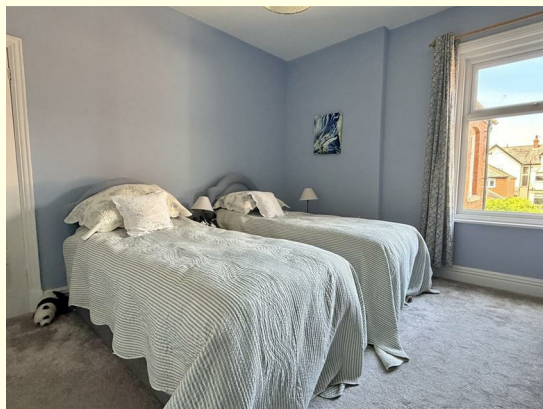
Spacious double bedroom with walk in stone dressed bay window with inset uPVC double glazed units and upper leaded and stained glass panels. Double panel radiator. Pedestal wash hand basin with splash back tiling and wall light above. Range of wardrobes with drawer units beneath. Corniced ceiling.

# 21 Milner Road, Lytham



## BEDROOM TWO

13'4 x 12'8



Second well proportioned double bedroom with double glazed with upper opening light overlooks the rear garden. Panel radiator.

## BEDROOM THREE

10'6 x 7'4



uPVC double glazed window with top opening light overlooks the side elevation. Panel radiator. Fitted wall lights.

## BEDROOM FOUR

11'4 x 6'4

Larger than average single bedroom with double glazed window with upper leaded and stained glass panels enjoys views of the front garden. Panel radiator.

## SHOWER ROOM/WC

10'5 x 8'3



Ceramic tiled walls. Modern three piece suite comprising: step in shower with an over head rain drop power shower and hand shower. Fixed glazed screen. Vanity wash hand basin with chrome mixer tap and mirror over incorporating twin lights. Cupboard and drawers beneath. The suite is completed by a low level WC. Wall mounted contemporary radiator. Two obscure double glazed windows with opening lights and airing cupboard containing a lagged hot water cylinder.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Glow Worm boiler (4yrs old) contained in the cupboard in the utility room serving panel radiators and domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units with the front rooms having encapsulated leaded lights and stained glass work.

## OUTSIDE

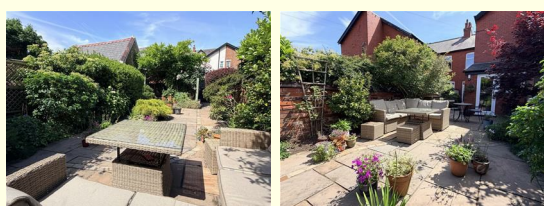


To the front of the property there is an attractive garden laid for ease of maintenance with central stone chipped areas and well stocked flower and shrub borders and mature tree.

To the rear of the property there is a spacious walled family garden laid with York stone paving and mature flower and shrub borders together with central circular features. To the rear there is a raised sun terrace and pagoda. Due to it's situation and length the garden enjoys maximum sunlight throughout the day. Very useful brick built garden store (5'1 x 2'8) with light supply. Garden lighting and water tap.

To the immediate rear there is a wide service road offering GARAGE SPACE subject to local building consents.

## OUTSIDE



## 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 £4.38. Council Tax Band D. (To be advised).

## LOCATION

This delightfully appointed and spacious mid terraced 'Edwardian' house is situated in a prime residential location

adjoining Blackpool Road within a short walking distance to both Lytham Hall Park Primary and Ansdell Primary School. Only minutes from the centre of Ansdell Village with its comprehensive shopping facilities and amenities including Train Station, Post Office and Restaurants.

Internal inspection is recommended to fully appreciate the well planned and spacious accommodation and private rear garden.

## 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto: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](http://www.guildproperty.co.uk).

## VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

## 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 out their own investigations before contract. Details Prepared June 2026

## 21 Milner Road, Lytham

21, Milner Road, Lytham St Annes, FY8 4EY



Total Area: 148.6 m<sup>2</sup> ... 1599 ft<sup>2</sup>

All measurements are approximate and for display purposes only



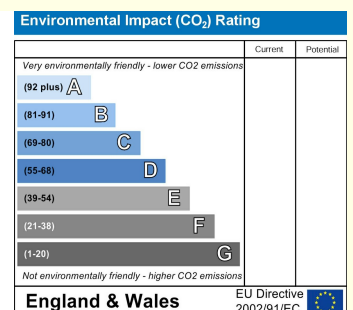
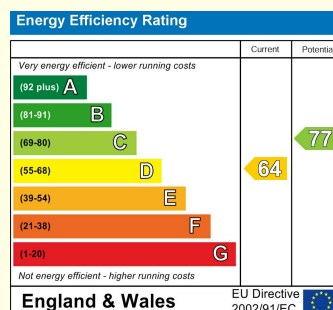
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