



ESTATE AGENTS • VALUER • AUCTIONEERS



## 14 Mythop Avenue, Lytham

- Deceptively Spacious Semi Detached Family House
- Close Walking Distance to the Centre of Lytham
- Two Reception Rooms with Large Bay Windows
- Open Plan Fitted Kitchen
- Three Double Bedrooms
- Family Bathroom/WC
- Recently Landscaped Walled Rear Gardens
- Off Road Parking & Garage for Storage
- Gas Central Heating & Double Glazing
- Leasehold, Council Tax Band D & EPC Rating D

**£398,950**

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



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



## 14 Mythop Avenue, Lytham

### GROUND FLOOR

#### ENTRANCE VESTIBULE

2.57m x 1.22m (8'5 x 4')

Approached through a double glazed outer door. Full length double glazed windows to either side provide excellent natural light. Tiled floor. Overhead light. Inner original hardwood door with feature stained glass leaded panel leads to the Hall. Matching original stained glass window to the side.

#### HALLWAY

3.73m x 2.57m (12'3 x 8'5)

Spacious entrance Hall with a turned staircase leading to the first floor, with a spindled balustrade. Double panel radiator. Corniced ceiling. Wall mounted room thermostat. Door reveals a deep under stair cloaks/store cupboard with power and light connected and a UPVC obscure double glazed window to the side providing natural light. Gas and electric meters. White panelled doors leading off to the Lounge and Dining Room.



#### LOUNGE

4.37m into bay x 4.06m (14'4 into bay x 13'4)

Spacious reception room with a deep double glazed bay window overlooking the front garden. Two top opening lights and window blinds. Decorative corniced ceiling with a centre rose and overhead light. Double panel radiator. Television aerial point. Internet point. Focal point of the room is a fireplace with a white display surround, raised hearth and inset supporting a coal effect electric fire.



#### DINING ROOM

5.11m into bay x 3.61m (16'9 into bay x 11'10)

Second large reception room with double glazed sliding patio doors set into the rear bay and giving direct access to the walled rear garden. Double glazed windows to either side of the doors and fitted vertical blinds. Corniced ceiling and centre rose. Double panel radiator. Again the focal point is a fireplace with a white surround and raised display hearth. Archway leads to the adjoining Kitchen.



#### OPEN PLAN KITCHEN

3.18m x 2.97m (10'5 x 9'9)

Family Kitchen with a double glazed window overlooking the rear garden with a lower opening light and fitted roller blind. Additional obscure double glazed window to the side providing further excellent natural light. Range of eye and low level cupboards and drawers. Incorporating two glazed displays and a wine rack. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap, set in wood effect working surfaces. Splash back tiling and concealed down lighting. Built in appliances comprise: Zanussi four ring gas hob in a brushed chrome surround. Illuminated extractor canopy above. Zanussi electric double oven and grill. Integrated fridge/freezer with a matching cupboard front. Plumbing and space for both a washing machine and tumble dryer. Ceramic tiled floor. Kick space electric heater. Inset ceiling spot lights. Cupboard conceals a wall mounted Baxi Solo gas central heating boiler.



# 14 Mythop Avenue, Lytham



## FIRST FLOOR LANDING

2.97m x 2.87m max (9'9 x 9'5 max)

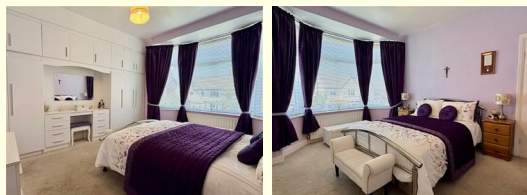
Spacious Landing approached from the previously described staircase with a matching spindled balustrade. UPVC obscure double glazed picture window to the side elevation provides excellent natural light to the Hall, Stairs and Landing areas. Useful built in deep linen store cupboard with pine shelving. White panelled doors leading off.



## BEDROOM ONE

4.37m into bay x 3.73m (14'4 into bay x 12'3)

UPVC double glazed deep bay window overlooks the front of the property with views along Mythop Avenue. Two top opening lights and window blinds. Single panel radiator. Built in wardrobes comprising two double wardrobes and a single. Central kneehole dressing table with drawers either side and storage above. Wall mirror and strip light.



## BEDROOM TWO

4.19m x 3.58m (13'9 x 11'9)

Second double bedroom with a UPVC double glazed window to the rear elevation. Side and top opening lights and window blinds. Single panel radiator. Picture rails.



## BEDROOM THREE

3.05m x 3.00m (10' x 9'10)

Larger than average third bedroom. Double glazed window to the rear with a top opening light and window blinds. Single panel radiator. Access to the good sized loft via a pull down ladder, we understand the loft is boarded and has a light.

## BATHROOM/WC

2.54m x 2.08m (8'4 x 6'10)

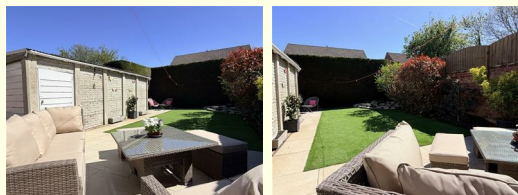
UPVC obscure double glazed window to the front elevation with a top opening light and fitted roller blind. Tiled display sill. Four piece white suite comprises: Panelled bath with a centre mixer tap. Step in shower cubicle with a glazed pivoting screen and plumbed shower. Wall hung wash hand basin with a centre mixer tap. Low level WC completes the suite. Inset ceiling spot lights and extractor fan. Ceramic tiled floor and walls. Wall mirror. Brushed chrome heated ladder towel rail.



## OUTSIDE

To the front of the property is a walled garden which has been laid to lawn and is supported by well stocked flower and shrub borders. An adjoining pre printed concrete driveway provides off road parking. Timber gate gives direct access to the rear with a matching pathway.

To the immediate rear is a good sized walled family garden. The garden had a new porcelain tiled sun terrace laid in 2025 together with an adjoining artificial lawn. A matching tiled pathway leads to a 2nd rear patio area. Sides shrub borders and corner rockery. Mature well kept conifer hedging provides privacy to the rear. Garden tap.



## GARAGE (STORAGE ONLY)

6.30m x 2.95m (20'8 x 9'8)

Concrete Garage which the Vendor uses as a workshop and for good garden storage space. Power and light connected. Side personal door. The front up and over door is not in current use.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Baxi Solo boiler in the Kitchen serving panel radiators and domestic hot water.

# 14 Mythop Avenue, Lytham

## 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 £4.50. Council Tax Band D

## NOTE

We understand the property had a new roof approximately 8 years ago.

## LOCATION

This very spacious three bedroomed semi detached family home, owned by the same family for 47 years, is situated within just a few minutes strolling distance to three local schools and Park View playing fields and being within minutes to the centre of Lytham with its comprehensive shopping facilities and town centre amenities. Lytham Green is also a short walk away. There are bus services running adjacent on Mythop Road leading directly into Lytham St Annes, and towards Warton, Freckleton and Preston. An internal viewing is recommended to appreciate the accommodation on offer together with its recently landscaped walled back garden.

## 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](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 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](http://www.guildproperty.co.uk).

## Digital Markets, Competition & Consumers Act 2024

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 2026

14, Mythop Avenue, Lytham St Annes, FY8 4HZ



Total Area: 112.4 m<sup>2</sup> ... 1210 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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