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











16 Cecil Street, Lytham

- Beautiful Period Six Bedroomed Terraced Family House
- In the Heart of Lytham, Yards from Local Shops & Lytham Green
- Tastefully Presented Accommodation Set Over Three Floors
- Through Lounge & Dining Room
- Stunning Modern Kitchen with Open Plan Living Area
- Three 1st Floor Bedrooms, En Suite Shower/WC & Family Shower/WC
- Three Further 2nd Floor Double Bedrooms, Modern Bathroom & Separate WC
- Enclosed Walled Garden to the Rear with Feature Covered Entertaining Area
- Large Double Garage to the Rear, Gas Central Heating & UPVC Double Glazing
- Freehold, Council Tax Band E & EPC Rating C

£765,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

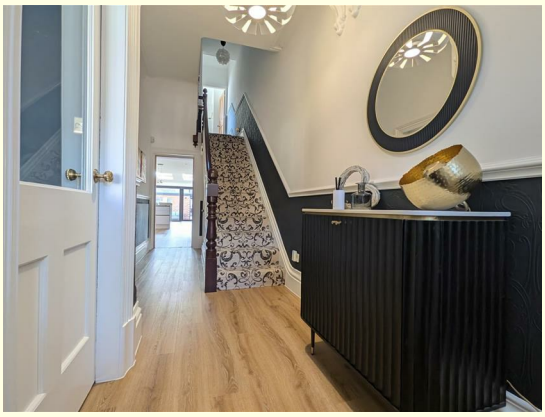
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16 Cecil Street, Lytham

GROUND FLOOR

ENTRANCE VESTIBULE
4'10 x 4'8
Approached through a hardwood outer door with a numbered glazed panel above providing natural light. Corniced ceiling. Dado rails. Inner decorative part glazed door leads to the Hallway. Glazed panels above and to either side of the door.

HALLWAY
20'10 x 6'4



Very tastefully presented entrance Hall with wood strip laminate flooring. Corniced ceiling and dado rails. Staircase leads off to the first floor with a white spindled balustrade and polished handrail. Contemporary panel radiator in matt black. Useful under stair store cupboard with lighting and steps leading to an underfloor 'crawl space' with further overhead light and providing some storage space. Electric meter and circuit breaker fuse box.

LOUNGE
16' into bay x 14'7



Well proportioned reception room approached through a part glazed door from the Hallway. Large walk in bay with UPVC double glazed sash windows overlooking the front garden. Fitted electrically operated window blinds. French oak flooring. Corniced ceiling and decorative centre rose. Picture rails have been retained. Double panel radiator. Television aerial point. Focal point of the room is a fireplace with a display surround, raised marble effect hearth and inset supporting a gas coal effect living flame fire. Square arch leads to the adjoining Dining Room.



DINING ROOM
12'10 x 12'7





Second reception room, approached from both the Hallway and being open to the adjoining Lounge. UPVC double glazed sash window overlooks the rear elevation. Matching wood flooring. Double panel radiator. Picture rails. corniced ceiling and centre rose. To either side of the chimney breast are fitted illuminated display shelving units with cupboards below.

OPEN PLAN LIVING/DINING KITCHEN
31'7 x 11' overall measurements



Stunning open plan family entertaining Living/Dining Kitchen approached through a glazed soft close 'pocket' door from the Hallway.

KITCHEN
18'9 x 12'5 max



The modern German Kitchen was fitted in 2024 and comprises an excellent range of eye and low level cupboards and drawers. Caple one and a half bowl sink unit in antique gold with a Quooker instant boiling water mixer tap, set in Chic Stone Quartz work tops with feature pendant light fittings above. Good quality integrated appliances comprise: Neff five ring electric induction hob with a contemporary pop up extractor fan. Neff electric oven and grill. Neff combination microwave oven with a warming drawer below. Miele fridge/freezer and a Neff dishwasher. Concealed freestanding Bosch washing machine, also with a matching cupboard front. Integrated recycling bins. Very useful built in 'pantry cupboard' with power and an automatic light, ideal for a coffee preparation area, toaster etc. Wood strip flooring with electric underfloor heating with a wall mounted control panel. Additional wall mounted column radiator. Two double glazed windows overlook the side covered garden area. Door leads to the Cloaks/WC.

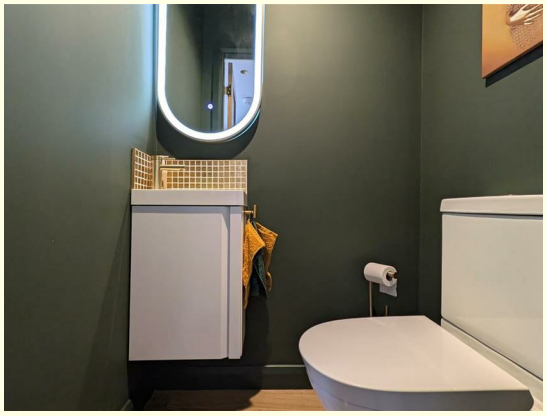


LIVING AREA
12'4 x 11'8



The rear sitting/dining area leads off with a pitched ceiling and two Velux double glazed roof lights. Matching wood strip flooring with electric underfloor heating on its own separate zone with a wall mounted control. Additional panel radiator in matt black. Contemporary acoustic slat panelling to one wall. Television aerial point. Double glazed window to the side aspect. UPVC double glazed full length picture window overlooks the rear walled garden with an adjoining matching wide door giving direct garden access. Electrically controlled window blinds.

GROUND FLOOR WC
3'9 x 2'10



Two piece white suite comprises: Low level WC. Corner wash hand basin with a centre mixer tap and splash back tiling. Illuminated wall mirror above. Wall mounted extractor fan and automatic light. Matching wood strip flooring (not with electric underfloor heating).

FIRST FLOOR LANDING





Spacious split level Landing approached from the previously described staircase with matching spindled balustrade and polished handrail. The staircase continues to the 2nd floor bedroom accommodation. Corniced ceiling and dado rails. Panelled doors leading off.

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BEDROOM SUITE ONE
15'6 x 13' max plus wardrobes




(max L shaped measurements) Nicely decorated principal bedroom. Double glazed sash window overlooks the front aspect with fitted window blinds. Period style radiator below. Corniced ceiling and picture rails. Bank of fitted wardrobes to one wall with sliding part mirrored doors and containing a hidden dressing table, shelving and mirror with lights, shoe storage and space either side for hanging and shelving. Television aerial point. Additional built in double wardrobe with an automatic light and storage above. En Suite leading off.

EN SUITE SHOWER/WC
8'2 x 6'



Obscure double glazed sash window to the front elevation. Three piece white suite comprises: Corner step in 'Steamist' shower cubicle with curved glazed sliding doors, overhead rainfall shower and additional hand held shower attachment. Multibody jets and seat. Roca low level WC. Wide wall hung wash hand basin with a centre mixer tap and drawers below. Illuminated wall mirror above. Ceramic tiled walls and floor with electric underfloor heating. Four inset ceiling spot lights. Chrome heated ladder towel rail.

BEDROOM TWO
12'9 x 12'4



Second double bedroom. Double glazed sash window overlooks the rear of the property with fitted roller blind. Single panel radiator. Six inset ceiling spot lights. Useful concealed storage area to the side of the chimney breast. Bank of wardrobes comprising two doubles and a single wardrobe with inset mirrored panel.

BEDROOM THREE
11'6 into reveal x 7'9 max



UPVC double glazed sash window to the rear elevation again with fitted window blinds. Single panel radiator. Fitted single wardrobe with a mirrored panel and adjoining drawer unit.

SHOWER ROOM/WC
8'2 x 5'1

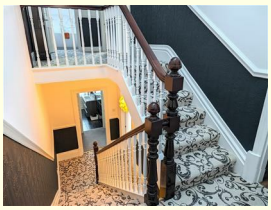


Modern family Shower Room comprising a three piece white suite. UPVC obscure double glazed sash window to the side elevation. Wide shower cubicle with a glazed screen, plumbed overhead shower and additional hand held shower attachment. Wall hung wash hand basin with a centre mixer tap and illuminated mirror above. Roca semi concealed low level WC completes the suite. Chrome heated ladder towel rail. Polished tiled walls and floor with electric underfloor heating.

BOILER ROOM
5'3 x 4'11

Useful walk in boiler room/airing cupboard with an obscure double glazed window to the side elevation with a top opening light. Overhead light. Wall mounted Baxi gas central heating boiler. Separate hot water cylinder. Wall mounted circuit breaker fuse box and heating programmer control. Internet point.

SECOND FLOOR LANDING




Again a very spacious split level Landing area with matching carpet and wall decorations. Velux double glazed pivoting roof light and two overhead lights. Dado rails. Access to loft space. White panelled doors leading off.

BEDROOM FOUR

13'3 x 12'9

Fourth good sized front double bedroom. UPVC double glazed sash window with fitted roller blind. Single panel radiator.

BEDROOM FIVE

12'10 x 12'5



UPVC double glazed sash window to the rear aspect with fitted roller blind. Double panel radiator.

BEDROOM SIX/STUDY

13'8 x 11'7



Sixth double bedroom currently used as a home study space. Double glazed sash window again with views to the rear elevation. Fitted blinds. Double panel radiator. Roof access point.

BATHROOM

8'3 x 6'4



Modern 2nd floor Bathroom comprising a two piece white suite. Deep fill oval bath with a floor mounted mixer tap and hand held shower attachment. Wide wall hung wash hand basin with a centre mixer tap. Wall light and two ceiling spot lights. Ceiling extractor fan. Contemporary chrome heated towel rail. Ceramic tiled wood effect floor with electric under floor heating. Velux double glazed pivoting roof light.

SEPARATE WC

4'7 x 4'

Two piece modern suite comprising a Roca low level WC and wall hung wash hand basin with a centre mixer tap and drawer below. Mirrored cupboard above. Chrome heated ladder towel rail. Ceramic tiled walls. Overhead light and wall mounted extractor fan. Roof access point.

OUTSIDE



To the front of the property is a walled garden which is approached through a wrought iron pedestrian gate. The garden has been attractively laid for ease of maintenance with porcelain tiles. External gas meter.

To the immediate rear is a good sized enclosed walled garden which has recently been laid (2025) with stone chipped resin throughout with contemporary slatted wall trellis panels and artificial green plants wall panels. To the side of the property is a superb glazed 'lean to' gazebo providing a covered seating/entertaining area. Outside wall lights and all weather power points. Garden tap.




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DOUBLE GARAGE
19'2 x 18'4
Large brick double garage approached through an electric up and over door accessed from the wide rear service road. There is also space in front of the garage door to park a large car if required together with a side bin store area. The garage has power and light connected. Space for additional fridge/freezer and tumble dryer etc. Garden tap. Circuit breaker fuse box and additional heavy duty EV wiring in situ for future use. Rear personal 'Rockdoor' with an inset double glazed panel leads directly to the rear garden.

CENTRAL HEATING
The property enjoys the benefit of gas fired central heating from a Baxi boiler in the 1st floor Boiler Room serving panel radiators and domestic hot water. The open plan Living/Dining Kitchen also has additional electric underfloor heating with two zone controls, together with additional electric underfloor heating in the three bathrooms areas as described.

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

TENURE FREEHOLD/COUNCIL TAX
The site of the property is held Freehold. Council Tax Band E

SECURITY
The property has a security alarm installed

LOCATION
Stunning six bedroomed terraced period property situated in the heart of Lytham's Conservation area and a very short stroll from Lytham town centre with its wide tree lined shopping facilities and it's many excellent restaurants and cafes. Offering spacious and very tastefully presented family accommodation set over three floors which includes a beautiful modern open plan living/dining kitchen, three double bedrooms on the 1st floor, an en suite shower room to the principal bedroom together with a modern family shower room/WC and three further bedrooms on the 2nd floor along with a modern bathroom with separate WC. The property also boasts a walled garden to the rear along with a large double garage.

Cecil Street is also within very close walking distance to LYTHAM GREEN and Lowther Gardens. Local transport facilities are readily available along Church Road together with Lytham's train station. There are also a good number of local primary and senior schools within easy reach together with a number of local championship Golf Courses. Viewing strongly recommended.

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

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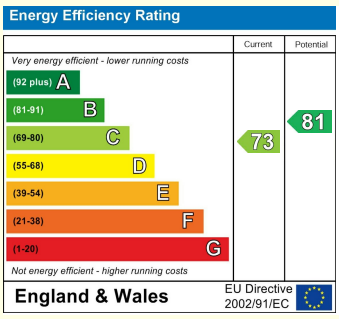


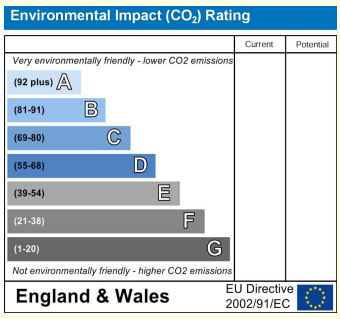
Total Area: 215.4 m² ... 2319 ft² (excluding cellar/storage, garage)

All measurements are approximate and for display purposes only

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