



ESTATE AGENTS • VALUER • AUCTIONEERS



## 17 Bleasdale Road, Lytham

- Semi Detached House
- Within Easy Reach of Lytham Centre and Local Schools
- Spacious Through Lounge/Dining Room
- Kitchen
- Three Bedrooms
- Bathroom & Separate WC
- Garage & Good Off Road Parking with Car Port
- Garden to the Front & Rear
- No Onward Chain
- Freehold, Council Tax Band C & EPC Rating D

**Offers In Excess Of £230,000**

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



**www.johnardern.com**

# 17 Bleasdale Road, Lytham

## GROUND FLOOR

### ENTRANCE PORCH

1.78m x 0.76m (5'10 x 2'6)

Approached through an outer door with inset obscure double glazed panels. Matching full length obscure double glazed panels to the side. Inner hardwood door with obscure glazed panels leads to the Hallway. Matching side full length glazed panel provides good natural light.

### HALLWAY

3.18m x 1.78m (10'5 x 5'10)

Good sized Hall with a turned staircase leading to the first floor. Side balustrade and handrail. Double panel radiator. Side electric meter cupboard. Telephone point. Decorative obscure glazed doors lead off to the Lounge and Kitchen.



### LOUNGE/DINING ROOM

7.72m x 3.25m (25'4 x 10'8)

Spacious through reception room. UPVC double glazed window overlooks the front aspect with a side and top opening light. Single panel radiator. Corniced ceiling. Overhead light. Television aerial point. Focal point of the room is a fireplace with display surround, and matching raised hearth and inset supporting a coal effect fire. To the rear Dining Area is an additional double panel radiator and matching glazed door to the Kitchen. Hardwood double glazed window overlooks the rear garden with an adjoining matching outer door giving direct access to the rear garden.



### KITCHEN

3.78m x 2.06m (12'5 x 6'9)

UPVC double glazed window enjoys an outlook over the rear garden. Top opening light. Eye and low level cupboards and drawers. Blanco stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in roll edged work surfaces with splash back tiling. Built in appliances comprise: Indesit four ring electric hob. Indesit electric oven and grill below. Space for a fridge. Plumbing and space for a washing machine. Wall mounted concealed British Gas combi gas central heating boiler. Understair store cupboard housing the gas meter. UPVC outer door with an inset obscure double glazed panel leads to the side driveway.



### FIRST FLOOR LANDING

2.26m x 2.01m (7'5 x 6'7)

Approached from the previously described staircase with matching balustrade. UPVC obscure double glazed window to the side elevation with a top opening light, provides natural light to the Stairs and Landing areas. Access to loft space. Matching doors leading off.

### BEDROOM ONE

3.84m x 3.15m (12'7 x 10'4)

Principal double bedroom. UPVC double glazed window overlooks the front of the property. Side and top opening lights. Fitted window blinds. Single panel radiator. Two fitted double wardrobes and a single wardrobe. Adjoining matching kneehole dressing table with six drawers to the side. Overhead light.



### BEDROOM TWO

3.81m x 2.95m (12'6 x 9'8)

Second double bedroom. UPVC double glazed window to the rear elevation with side and top opening lights. Single panel radiator. Overhead light.

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## BEDROOM THREE

2.62m x 2.01m (8'7 x 6'7)

UPVC double glazed window to the front elevation. Side and top opening lights. Double panel radiator. Overhead light.



## BATHROOM

2.18m x 1.65m (7'2 x 5'5)

UPVC obscure double glazed window to the rear aspect with a top opening light. Tiled display sill. Two piece white suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Curved glazed shower screen and a plumbed overbath shower. Pedestal wash hand basin. Part tiled walls. Overhead light. Mirror fronted bathroom cabinet with a glass display shelf. Heated towel rail.



## SEPARATE WC

1.40m x 0.84m (4'7 x 2'9)

UPVC obscure double glazed window to the side elevation. Top opening light. White low level WC. Part tiled walls. Overhead light.

## OUTSIDE

To the front of the property is an easily managed garden, laid for ease of maintenance with stone chippings and side shrub borders. A driveway provides good off road parking and leads down the side of the property with a Car Port 19'1 x 7'6. Double opening timber gates lead to the rear garden and the Garage.

To the immediate rear is an enclosed garden with a stone flagged patio and a rear lawn. Supported by side flower and shrub borders. Garden tap. Further hardstanding area behind the Garage providing a useful bin store area.



## GARAGE

5.31m x 2.49m (17'5 x 8'2)

Concrete garage approached through an up and over door. Double glazed window to the side provides some natural borrowed light. Side personal door. Note: a previous electricity supply has been disconnected.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a British Gas combi boiler in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band C

## INTERNET CONNECTION/MOBILE PHONE SIGNAL

Ultrafast Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

## LOCATION

A delightful three bedroomeed semi detached house in a highly sought after residential location which is conveniently placed just off Mythop Road, within a short walking distance to two primary schools and a senior school and only 10 minutes walk into the centre of Lytham with its comprehensive shopping facilities and amenities, together with Lytham Green and Lytham Hall. There are transport services running adjacent on Mythop Road, with bus services connecting Lytham St Annes High School and Preston College. An internal viewing is strongly recommended to appreciate the potential this property has to offer. No onward chain.

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## 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](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).

## 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 out their own investigations before contract. Details Prepared November 2024

17, Bleasdale Road, Lytham St Annes, FY8 4JA



Total Area: 85.2 m<sup>2</sup> ... 917 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		83
(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	

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		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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