



ESTATE AGENTS • VALUER • AUCTIONEERS



12 Lythall Avenue, Lytham

- Superb Semi Detached Family House
- Entrance Hallway & Cloaks/WC
- Lounge & Sitting Room with Dining Area Extension
- L Shaped Breakfast Kitchen
- Two 1st Floor Double Bedrooms & Dressing Room
- Family Bathroom/WC
- 2nd Floor Loft Conversion/ 3rd Double Bedroom
- Good Sized Rear Garden with Large Timber Workshop/Store
- Large Garage & Excellent Off Road Parking
- Leasehold, Council Tax Band D & EPC Rating D

£340,000

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



www.johnardern.com



12 Lythall Avenue, Lytham

GROUND FLOOR

HALLWAY

14'9 x 5'8

Spacious entrance Hall approached through a hardwood outer door with an inset obscure double glazed panel. Matching obscure double glazed panel to the side provides excellent natural light light to the Hall and Stairs. Double panel radiator. Corniced ceiling and picture rails. Turned staircase leads to the first floor with a spindled balustrade. Under stair meter cupboard. White panelled doors leading off.

CLOAKS/WC

4'10 x 2'5



Two piece white suite comprises: Low level WC. Corner wash hand basin with splash back tiling. Single panel radiator. Two inset ceiling spot lights and extractor fan.

LOUNGE

12'8 into bay x 11'9



Tastefully presented principal reception room. Hardwood framed double glazed walk in bay window overlooks the front garden with a top opening light and fitted roller blinds. Double panel radiator. Corniced ceiling and picture rails. Overhead light and two wall lights. Television aerial point. Focal point of the room is a recessed exposed brick fireplace with a polished hearth supporting a cast iron wood burning stove.

SITTING ROOM

11'5 x 11'3



Second good sized inner reception room being open plan to the adjoining Dining Area extension. Single panel radiator. Corniced ceiling and picture rails. Overhead light and two wall lights. Television aerial point. Focal point of the room again is a matching exposed brick fireplace with a polished hearth supporting a cast iron wood burning stove. Square arch leading to the Dining area.

DINING AREA EXTENSION

11'6 x 7'8



UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Matching double glazed full length windows to either side with top opening lights and fitted vertical window blinds. Corniced ceiling. Picture rails. Overhead light.

BREAKFAST KITCHEN

16'1 x 12'9 max



(Max L shaped measurements) UPVC double glazed opening window overlooks the rear garden with a fitted roller blind. UPVC outer door with an inset obscure double glazed panel gives direct access to the rear garden. Good range of eye and low level cupboards and drawers. 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 and concealed downlighting. Built in appliances comprise; Four ring gas hob with a brushed chrome splash back. Hotpoint illuminated extractor canopy above. Hotpoint electric oven and grill. Space for a microwave above. Integrated Hotpoint dishwasher and two integrated fridges, all with matching cupboard fronts. Plumbing and space for a washing machine. Single panel radiator.



FIRST FLOOR LANDING



L shaped landing approached from the previously described staircase with matching spindled balustrade. UPVC obscure double glazed opening window to the side elevation provides excellent natural light to the Hall, Stairs and Landing areas. Fitted roller blind. White panelled doors lead off to all first floor rooms and matching door conceals the staircase with side hand rail leading to the Loft Conversion/Bedroom.

12 Lythall Avenue, Lytham



BEDROOM ONE

12'7 x 9'9



Hardwood framed double glazed window overlooks the front elevation with views along Lythall Avenue. Two top opening lights. Single panel radiator. Television aerial point. Fitted bedroom furniture comprises two double wardrobes and a single wardrobe with inset mirrored panels. Central knee hole dressing table with a mirror and further storage above.

BEDROOM TWO

10'1 x 8'9



Second double bedroom. UPVC double glazed window overlooks the rear of the property with a side and top opening light. Fitted vertical window blinds. Single panel radiator. Fitted double and single wardrobes.

DRESSING ROOM

7'2 x 4'2 + wardrobes



Originally the 3rd bedroom but currently used and fitted as a separate Dressing Room. Could easily be reverted back to a single bedroom or home study if required. UPVC double glazed window to the front elevation with a lower opening panel. Fitted vertical window blinds. Fitted cupboard with shelving. Bank of fitted wardrobes with mirrored sliding doors.

BATHROOM/WC

8'3 x 6'4



Spacious family bathroom. UPVC obscure double glazed window to the rear elevation with a top opening light and fitted roller blind. Four piece white suite comprises: Tiled panelled bath with a centre mixer tap. Step in shower cubicle with folding glazed doors, plumbed overhead shower and additional hand held shower attachment. Wall hung wash hand basin with a centre mixer tap. Low level WC completes the suite. Chrome heated ladder towel rail. Tiled walls and floor. Mirror

fronted bathroom cabinet. Wall mounted extractor fan, overhead light and two inset ceiling spot lights.

SECOND FLOOR

LOFT CONVERSION/BEDROOM THREE

13'6 x 13'3 max



(some restricted head room) Third good sized double bedroom. Large Velux double glazed pivoting roof light to the rear aspect. Double panel radiator. Overhead light. Access to roof eaves. Aerial point for a wall mounted TV. Two fitted double wardrobes to the roof eaves.

OUTSIDE



To the front of the property is a good sized part walled garden which has been attractively block paved for ease of maintenance and providing excellent off road parking for a number of cars. Side corner flower bed. The driveway leads to the attached Garage and the front covered entrance with external wall light.

To the immediate rear is a delightful enclosed garden enjoying a sunny westerly facing aspect. With a stone flagged sun terrace and rear lawn with inset stepping stones. Side well kept flower and shrub borders. External garden wall lights and outside tap. Timber shed.



WORKSHOP

23'6 x 12'9

To the rear of the garden is a large feature timber garden room currently used as a workshop. With power and light connected and approached through double opening timber doors. Side glazed window provides some natural light.

GARAGE

20'9 x 9'8

Large attached Garage approached through an up and over door. Rear UPVC personal door leading to the rear garden. Power and light connected. Wall mounted Worcester combi gas central heating boiler. Range of wall mounted store cupboards. Space for an additional fridge/freezer and tumble dryer etc if required.

CENTRAL HEATING (COMBI)

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

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 £5. Council Tax Band D

INTERNET CONNECTION

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

12 Lythall Avenue, Lytham

LOCATION

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

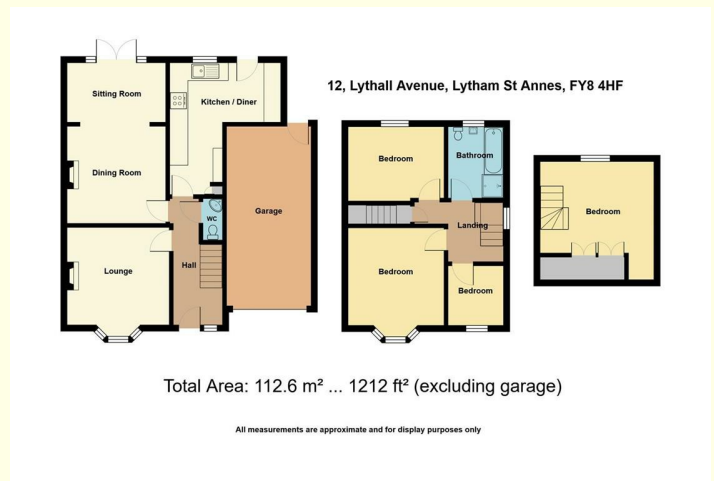
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet:

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 out their own investigations before contract. Details Prepared May 2025



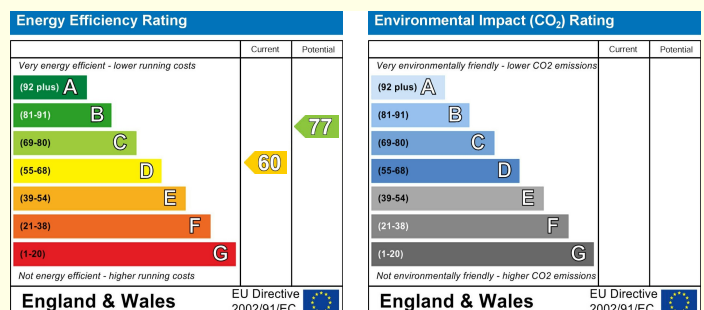
6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA



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.