



ESTATE AGENTS • VALUER • AUCTIONEERS



## 16 Ribchester Road, Lytham

- Tastefully Presented Modern Mews House
- Spacious Lounge
- Modern Dining Kitchen
- Cloaks/WC
- Two Double Bedrooms
- Modern Bathroom/WC
- Enclosed Rear Garden
- Off Road Parking
- Gas Central Heating & Double Glazing
- Leasehold, Council Tax Band B & EPC Rating B

**£225,000**

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



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



## 16 Ribchester Road, Lytham

### GROUND FLOOR

#### LOUNGE

4.67m x 4.47m (15'4" x 14'8")

Well proportioned principal reception room. Approached through a composite outer door with an inset obscure glazed panel. UPVC double glazed window overlooks the front aspect with two side opening lights. Fitted window blinds. Double panel radiator. Television aerial point. Wall mounted central heating programmer control. Staircase leads to the first floor with a white spindled balustrade. Panel door leading to the Inner Hall.



#### INNER HALL

1.47m x 0.84m (4'10" x 2'9")

Useful built in cloaks/store cupboard with an overhead light, shelving and housing the electric meter. Dining Kitchen and Cloaks/WC leading off.

#### CLOAKS/WC

1.96m x 1.04m (6'5" x 3'5")

Modern two piece white suite comprises: Semi concealed low level WC with a Gerberit dual flush. Ideal Standard wash hand basin with a centre mixer tap. Display shelf. Chrome heated ladder towel rail. Ceramic tiled floor. Overhead light and ceiling extractor fan.



#### DINING KITCHEN

4.47m x 3.15m (14'8" x 10'4")

Modern family Dining Kitchen. UPVC double glazed opening window overlooks the rear garden with fitted window blinds. UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap. Set in work surfaces with matching splash back and concealed down lighting. Built in appliances comprise: Four ring electric induction hob with a glazed splash back. Stainless steel illuminated extractor canopy above. Electric oven and grill. Integrated slimline dishwasher with a matching cupboard front. Space for a fridge/freezer. Plumbing for a washing machine. Wall mounted concealed Ideal Logic combi gas central heating boiler. Inset ceiling spot lights. Single panel radiator. Television aerial point. Telephone point.



#### FIRST FLOOR LANDING

2.13m x 1.88m (7' x 6'2")

Approached from the previously described staircase with a white spindled balustrade. Access to loft space. Single panel radiator. Large built in store cupboard 3'3" x 2'2" with shelving and an overhead light. White panelled doors leading off.

# 16 Ribchester Road, Lytham



## BEDROOM ONE

4.47m x 3.12m max (14'8 x 10'3 max)

(max measurements into reveal) Good sized principal double bedroom. UPVC double glazed window overlook the front elevation with two side opening lights and fitted window blinds. Single panel radiator. Television aerial point. Wall mounted central heating programmer control.



## BATHROOM/WC

2.87m max into shower x 2.29m (9'5 max into shower x 7'6)

Modern four piece white bathroom suite comprises: Ideal Standard panelled bath with a centre mixer tap and hand held shower attachment. Wide step in shower cubicle with sliding glazed doors and a plumbed shower. Vitra wall hung wash hand basin with a centre mixer tap. Semi concealed low level WC completes the suite with a Gerberit dual flush. Tiled display and a wall mounted illuminated mirror. Wall mounted shaving point. Chrome heated ladder towel rail. Inset ceiling spot lights and extractor fan. Part tiled walls and tiled floor.



## BEDROOM TWO

4.50m x 3.25m max (14'9 x 10'8 max)

(max L shaped measurements) Second good sized double bedroom. UPVC double glazed window overlooks the rear of the property with a side opening light. Additional second opening double glazed window providing additional excellent natural light. Single panel radiator.



## OUTSIDE

To the front of the property is a small easily maintained open plan lawned garden with a stone flagged path leading to the front entrance with an external wall light. External gas meter. Directly in front of the property is two allocated parking spaces. (Solicitor to confirm).

# 16 Ribchester Road, Lytham

To the immediate rear is an enclosed garden, with a stone flagged patio and rear lawned area. External wall light.



## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Ideal Logic combi boiler in the Kitchen (2021) serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

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

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 125 years with no ground rent payable (Solicitor to confirm). Council Tax Band B

## INTERNET CONNECTION

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

## LOCATION

This superbly presented two bedroomed modern mews house was constructed in 2021 is within walking distance to two primary schools and St Bede's Senior school and only 15 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 Saltcotes Road, with bus services connecting Lytham St Annes, Warton, Freckleton and Preston. Viewing essential to appreciate the spacious accommodation this property has to offer, ideal for first time buyers, couples and young families.

## 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)

## Consumer Protection from Unfair Trading Regulation

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 May 2025

16, Ribchester Road, Lytham St Annes, FY8 4HE



Total Area: 81.0 m<sup>2</sup> ... 872 ft<sup>2</sup>

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

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

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		85
(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	



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.