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## 16 Oakwood Avenue, Lytham

- Very Nicely Presented Chalet Style House
- Lounge & Conservatory
- Dining Room & Modern Open Plan Kitchen
- Modern Ground Floor Shower Room/WC
- Two 1st Floor Fitted Double Bedrooms
- 1st Floor Bathroom/WC
- Gardens to the Front & Rear
- Garage & Off Road Parking
- Gas Central Heating & Double Glazing
- Freehold & EPC Rating D

**£374,950**

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



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



# 16 Oakwood Avenue, Lytham

## GROUND FLOOR

### ENTRANCE VESTIBULE

0.91m x 0.71m (3' x 2'4)

Approached through an obscure double glazed UPVC outer door and matching side panel. UPVC panelled walls and ceiling. Attractive tiled floor. Obscure double glazed inner door opens to:

### HALLWAY

4.04m x 2.79m (13'3 x 9'2)

(max L shape measurements) Nicely appointed and carefully decorated hallway. Turned staircase leads off with a white spindled balustrade. Period style cast iron radiator. Corniced ceiling. Telephone point. Laminate wood flooring. Under stair cloaks/meter cupboard with a wall light and housing the gas and electric meters and circuit breaker fuse box. White panelled doors lead off.



### LOUNGE

6.10m x 3.30m (20' x 10'10)

Spacious principal reception room. Wide oriel double glazed bay window with attractive upper detailed windows with three opening lights and deep display sill overlooks the front garden. The focal point of the room is a fireplace with white display surround and over mantle and having a gas coal effect living flame fire standing on a raised display hearth. One double and separate single panel radiators. Corniced ceiling. Built in illuminated display cabinet with centre open shelving and further cupboards and drawers. Television aerial lead. Laminate wood flooring.



### DINING ROOM

3.35m x 3.05m (11' x 10')

Being open plan to the adjoining kitchen and having sliding double glazed patio doors overlooking and giving access to the rear conservatory. Two double panel radiators. Laminate wood flooring. Central arch gives access to:



### KITCHEN

3.00m x 2.74m (9'10 x 9')

Double glazed window with attractive upper windows and top opening light. Adjoining double glazed outer door leads to the garden. Extremely well planned and fitted modern kitchen with an excellent range of wall and floor mounted cupboards and drawers. Turned laminate working surfaces with inset single

drainer stainless steel sink unit with chrome mixer tap. Splash back tiling and concealed down lighting. Built in Belling appliances comprise: electric automatic fan assisted oven and grill. Four ring gas hob in matching stainless steel surround. Illuminated extractor hood above. Integrated dishwasher. Built in fridge and freezer. Hotpoint washing machine. Cupboard conceals a Main Eco Compact combi gas central heating boiler, installed approximately 3.5 years ago.



### CONSERVATORY

2.87m max x 2.57m (9'5 max x 8'5)

Very well planned UPVC double glazed conservatory with pitched insulated roof and centre light/fan. Ceramic tiled floor. Part side obscure glass panels. Double glazed double opening French doors give access onto the rear garden. Three top opening lights.



### SHOWER ROOM/WC

2.62m x 2.57m (8'7 x 8'5)

UPVC obscure double glazed window to the side elevation with two top opening lights. Modern three piece white suite fitted approximately 3 years ago comprises: Wide corner shower cubicle with a pivoting glazed door and a plumbed overhead shower. Additional hand held shower attachment. Vanity wash hand basin with drawers below and a centre mixer tap. Feature splash back tiling and an illuminated mirror above. Low level WC completes the suite. Chrome heated ladder towel rail. Ceramic tiled walls. Panelled ceiling with three inset spot lights. Wall mounted bathroom cupboard. Waterproof tiled effect flooring.



# 16 Oakwood Avenue, Lytham



## FIRST FLOOR LANDING

2.74m x 0.99m (9' x 3'3)

Approached from the previously described turned staircase with matching white spindled balustrade. An obscure double glazed window on the half stair giving further light to the hall, stairs and landing. Access to the loft. Useful storage cupboard (47 x 2'10) with open shelving.



## BEDROOM ONE

3.66m x 3.40m plus wardrobes (12' x 11'2 plus wardrobes)

Delightfully appointed and spacious principal double bedroom. Part pitched ceiling. Double glazed window with two lower opening lights and attractive upper detailed panels with two further opening windows overlooks the front of the property. Single panel radiator. Extensive range of built in wardrobes with mirror fronted centre doors and further knee hole dressing table with drawer units and open shelving. Matching wall mirror. Television aerial point.



## BEDROOM TWO

3.48m plus wardrobes x 3.05m (11'5 plus wardrobes x 10')

Second well proportioned and nicely appointed double bedroom. Double glazed window with side opening light overlooks the rear garden. Single panel radiator. Range of built in modern wardrobes with centre mirror fronted doors and further cupboards and bedside drawer units. Adjoining display cupboard and dressing table with drawers below and corner display shelving. Matching wall mirror. Part pitched ceiling.



## BATHROOM/WC

2.49m x 1.57m (8'2 x 5'2)

Modern white three piece suite. Ceramic floor and wall tiles. The suite comprises: Villeroy & Boch tiled panelled bath with off set chrome mixer taps. Plumbed 'rain drop' shower above and contemporary folding shower doors. Laufen fixture wash hand basin set in a laminate surround with mirror over and cupboards beneath and having canopy downlighting. The suite is completed by a matching Laufen semi concealed low level WC. Chrome heated ladder towel rail. Panelled ceiling with halogen downlights. Obscure double glazed outer window with side opening light and fitted roller blind.



## OUTSIDE

To the front of the house the garden has been landscaped for ease of maintenance with centre stone flags and stone chipped surround with dwarf shrubs and plants. Concrete driveway leads down the side of the house giving excellent off road car parking for three cars and approaching the brick constructed garage.

To the rear there is a delightful enclosed garden which enjoys a sunny aspect and has again been laid for ease of maintenance with stone flagged paving and patio and well stocked shrub and flower borders. The garden enjoys a very secluded position and is not directly over looked and has side views of the mature trees bordering FAIRHAVEN GOLF CLUB. External garden tap. Stone chipped pathway with inset stepping stones leads down the side of the house through two wrought iron security gates leading to the front garden. External lighting.

# 16 Oakwood Avenue, Lytham



## GARAGE

5.74m x 2.74m (18'10" x 9')

Brick constructed garage with an up & over door and side UPVC door which leads directly into the garden. Double glazed obscure window and top opening light gives natural light. Power and light supplies connected.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Main Eco Compact 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 E

## LOCATION

This extremely well appointed detached chalet house was originally constructed by Richard Costain Ltd in the early 1970's on this very popular development known as 'Lytham Hall Park'. The property is situated in a very quiet close adjoining Oakwood Avenue and is within strolling distance from Fairhaven Golf Club. Other local points of interest within just a few minutes walking distance include shopping facilities on Woodlands Road at Ansdell. Transport services close by leading directly into Lytham centre and well placed for Lytham Hall Park and Ansdell primary schools. An internal & external inspection is recommended.

## 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)

## PROPERTY MISDESCRIPTION ACT

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 November 2023

16, Oakwood Avenue, Lytham St Annes, FY8 4PB



Total Area: 99.1 m<sup>2</sup> ... 1067 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		58	
(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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