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10 Northwood Close, Lytham

- Detached True Bungalow
- Spacious Full Width Lounge with Dining Area
- Dining Kitchen
- Two Double Bedrooms
- Good Sized Bathroom/WC
- Garden to the Front & Rear
- Garage & Off Road Parking
- Gas Central Heating & Double Glazing
- No Onward Chain
- Freehold, Council Tax Band D & EPC Rating D

£299,950

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



www.johnardern.com



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GROUND FLOOR

SIDE COVERED ENTRANCE

External light.

HALLWAY

L shaped entrance hallway approached through a UPVC outer door with an inset obscure leaded double glazed panel. Single panel radiator. Corniced ceiling. Dado rails. Telephone point. Obscure glazed panel doors lead off.

LOUNGE WITH DINING AREA

6.65m x 3.76m (21'10" x 12'4")

Tastefully appointed and spacious full width reception room. Two UPVC double glazed windows overlook the front aspect. With top opening lights and fitted window blinds. Two single panel radiators. Corniced ceiling with two decorative ceiling roses and overhead lights. Television aerial point. Focal point of the room is a fireplace with a polished wood surround, a raised marble effect display hearth and inset supporting an electric coal effect fire.



DINING KITCHEN

3.56m x 3.23m (11'8" x 10'7")

UPVC double glazed window to the side elevation with a top opening light. Adjoining UPVC outer door with an inset obscure leaded double

glazed panel, giving access to the side, rear and front of the bungalow. Range of eye and low level fixture cupboards and drawers. Incorporating leaded glazed display units and corner shelving. Single drainer sink unit with a centre mixer tap set in laminate roll edged working surfaces with splash back tiling and concealed downlighting. Matching peninsular table with two dining chairs. Built in appliances comprise: Bosch four ring gas hob with an illuminated extractor hood above. Bosch electric oven and grill. Homark microwave oven. Integrated fridge/freezer (cupboard front requires minor attention). Plumbing for a washing machine. Built in cupboard houses a wall mounted Vaillant combi gas central heating boiler. Single panel radiator. Corniced ceiling and dado rail.



BEDROOM ONE

3.99m x 3.56m (13'1" x 11'8")

Well fitted principal double bedroom. UPVC double glazed leaded window overlooks the rear aspect with two top opening lights. Double panel radiator. Corniced ceiling. Television aerial point. Good range of matching fitted bedroom furniture comprises: Kneehole wide dressing table with drawers either side and matching wall mirror above. Bedside drawer units with fitted double headboard and overbed storage. Two adjoining single wardrobes and two double wardrobes.



BEDROOM TWO

3.07m x 2.97m (10'1" x 9'9")

Second double bedroom. UPVC double glazed leaded window

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overlooks the rear garden with two top opening lights. Double panel radiator. Corniced ceiling and centre decorative rose. Fitted double wardrobe.



BATHROOM/WC

2.77m x 1.98m (9'1 x 6'6)

Spacious four piece bathroom suite. Two UPVC obscure double glazed leaded windows to the side elevation. Both with top opening lights. Wood panelled bath. Step in corner shower cubicle with a pivoting glazed door and a Triton electric shower. Pedestal wash hand basin with a centre mixer tap. Wall mounted shaving socket. Low level WC completes the suite. Wall mounted bathroom cabinet. Single panel radiator. Ceramic tiled walls. Access to loft space.



OUTSIDE

To the front of the bungalow is an open plan garden which has been landscaped for ease of maintenance with stone chippings, side stone flags and a central circular feature. A block paved driveway provides off road parking and leads down the side of the property to the garage. External lighting. A concrete pathway leads down the other side of the bungalow giving direct rear garden access.

To the immediate rear is a block paved patio style enclosed garden with stone chipped borders.



GARAGE

5.03m x 2.77m (16'6 x 9'1)

Approached through an up and over door. UPVC double glazed window provides some natural light. UPVC side personal door with an inset obscure double glazed panel. Garden tap. Power and light connected. Gas and electric meters.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Vaillant combi boiler in the Kitchen (installed May 2015) 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 D

INTERNET CONNECTION/MOBILE PHONE SIGNAL

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

LOCATION

A tastefully appointed spacious two bedroomed detached true bungalow enjoys a cul de sac location just off Broadwood Way, on the ever popular development known as Lytham Hall Park which was constructed by Richard Costain Ltd in the early 1970s. Being very well placed close to Ansdell's shopping facilities on Woodlands Road and being within minutes to Fairhaven Golf Club. There are transport services running along Forest Drive leading directly into Lytham centre with its principal shopping facilities and town centre amenities. Popular woodland walk through Witch Wood is also within close walking distance. Internal viewing recommended. No onward chain.

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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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.

Consumer Protection from Unfair Trading Regulation

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10, Northwood Close, Lytham St Annes, FY8 4RG



Total Area: 75.7 m² ... 815 ft² (excluding garage)

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
			81			
		63				
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	



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