



ESTATE AGENTS • VALUER • AUCTIONEERS



17 Painley Close, Lytham

- Spacious Link Detached True Bungalow
- Close Walking Distance to the Centre of Lytham
- Central Entrance Hallway
- Lounge & Open Plan Dining Room Leading Off
- Fitted Kitchen
- Three Bedrooms
- Modern Shower Room/WC
- Garden Front, Side & Rear
- Garage & Off Road Parking
- Leasehold, Council Tax Band D, EPC Rating D

£320,000

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



www.johnardern.com



17 Painley Close, Lytham

ENTRANCE VESTIBULE

2.29m x 1.30m (7'6 x 4'3)

Approached through a UPVC outer door with inset decorative stained glass obscure double double glazed panels. UPVC double glazed windows to either side. Two top opening lights. Pitched part glazed roof. Overhead light. Ceramic tiled floor. Inner UPVC door with matching decorative stained glass panels leads to the Hallway.

HALLWAY

2.87m x 2.16m max (9'5 x 7'1 max)

(max L shaped measurements) Central hallway. Single panel radiator. Corniced ceiling. Access to loft space. Wall mounted room thermostat.

LOUNGE

4.78m x 3.28m (15'8 x 10'9)

Nicely presented and spacious open plan L shaped reception area with a Living area and Dining area leading off. UPVC double glazed oriel bay window overlooks the front of the bungalow. Display sill and two top opening lights. Corniced ceiling with a centre rose. Double panel radiator. Television aerial point. Focal point of the room is a fitted fireplace with ornate surround, raised display hearth and inset supporting an electric coal effect fire.



DINING ROOM

3.28m x 2.64m max (10'9 x 8'8 max)

UPVC double glazed outer door with an inset stained glass double glazed panel gives direct rear garden access. Double panel radiator. Two wall lights. Corniced ceiling and centre rose. Telephone point. Glazed panel door leads to the Kitchen.



KITCHEN

2.67m x 2.67m (8'9 x 8'9)

UPVC double glazed window overlooks the side gardens with views along Nookfield Close. Side opening light. Range of eye and low level cupboards and drawers. Incorporating two glazed display units. Stainless steel single drainer sink unit with a centre mixer tap. Set in roll edged laminate working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Diplomat four ring electric ceramic hob. Illuminated extractor canopy above. Electric oven and grill below. Integrated fridge/freezer with a matching cupboard front. Freestanding washing machine. Wall mounted central heating programmer control. Inset ceiling spot lights.



BEDROOM ONE

3.28m x 3.25m plus wardrobes (10'9 x 10'8 plus wardrobes)

UPVC double glazed window overlooks the rear garden with a side opening light. Single panel radiator. Corniced ceiling and centre rose. Extensive range of fitted bedroom furniture comprises: Matching bedside drawers with corner display shelving and overbed storage. Bank of fitted wardrobes. Corner kneehole dressing table with drawers to either side.

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BEDROOM TWO

3.05m x 2.69m (10' x 8'10)

Second double bedroom. UPVC double glazed oriel bay window overlooks the front aspect. Two top opening lights and display sill. Single panel radiator. Corniced ceiling and centre rose. Fitted single and double wardrobe with overbed storage. Dressing table with drawers below.



BEDROOM THREE/STUDY

3.28m x 2.08m (10'9 x 6'10)

Third single bedroom currently used as a home office. UPVC double glazed window overlooks the rear garden with a top opening light. Single panel radiator. Corniced ceiling and centre rose. Fitted double and single wardrobe.



SHOWER ROOM/WC

2.51m x 1.65m (8'3 x 5'5)

Spacious Shower Room with a UPVC obscure double glazed window to the front elevation. Top opening light. Corner step in shower cubicle with curved sliding doors and an electric shower. Vanity wash hand basin set in a laminate display surround with a centre mixer tap and cupboard below. Adjoining semi concealed low level WC. Matching fitted bathroom units to one wall with a laminate display top, wall mirror over with canopied lighting above and glazed display shelving. Ceramic tiled walls. Heated ladder towel rail.



OUTSIDE

To the front of the bungalow is an open plan garden which has been attractively landscaped for ease of maintenance. With a stone flagged central pathway leading to the front entrance porch, with stone chipped areas to either side. Two raised flower and shrub borders. Timber gate giving rear garden access. The garden continues around the side of the Bungalow with a stone flagged driveway providing off road parking and leading to the Garage. External lighting.

To the immediate rear is an enclosed patio style garden enjoying a private aspect. Again laid for ease of maintenance with stone flags and giving stocked side flower and shrub borders. Garden tap. Timber shed. External lighting.



GARAGE

4.72m x 3.07m (15'6 x 10'1)

Approached through an electric up and over door. Power, light and water connected. UPVC obscure double glazed window provides some natural light. Rear personal door giving direct access to there rear garden. Wall mounted Worcester combi gas central heating boiler.

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.

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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 £10. 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

This tastefully presented three bedroomed link (by garage only) detached true bungalow is situated on a spacious plot at the corner of Painley Close and Nookfield Close, adjoining South Park within just a few minutes strolling distance into the centre of Lytham with its well planned tree lined shopping facilities and town centre amenities. There are transport services running through South Park leading to both Lytham and St Annes centres. This development known as 'South Park' was constructed in the early 1970's and is also within walking distance of Lytham Hall Park Primary School. Viewing strongly recommended.

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

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

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 January 2024

17, Painley Close, Lytham St Annes, FY8 4QE



Total Area: 75.7 m² ... 815 ft²

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			
(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	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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