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## 5 Bredon Close, Lytham

- Semi Detached Chalet House
- Two Reception Rooms
- Kitchen, Utility & Cloaks/WC
- Ground Floor 3rd Bedroom
- Two 1st Floor Bedrooms
- Dressing Room
- Spacious Bathroom/WC
- Gardens, Garage & Driveway
- No Onward Chain
- Freehold & EPC Rating E

**£269,950**

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



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





## 5 Bredon Close, Lytham

### GROUND FLOOR

#### ENTRANCE VESTIBULE

0.99m x 0.84m (3'3 x 2'9)

Approached through a UPVC outer door with an inset obscure double glazed panel. Fitted mat. Inner obscure glazed door leads to:

#### HALLWAY

2.64m x 2.49m (8'8 x 8'2)

Spacious central hallway. Turned staircase with white spindled balustrade leads to the first floor. Useful under stair cupboard. Single panel radiator.



#### KITCHEN

3.18m x 2.95m (10'5 x 9'8)

UPVC double glazed window enjoys an outlook over the rear garden with side opening light. Additional obscure double glazed window to the side aspect provides further excellent natural light. Range of eye and low level fixture cupboards and drawers. Stainless steel single drainer sink unit with centre mixer tap. Set in roll edged work surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Whirlpool four ring gas hob with an illuminated extractor fan above. Whirlpool electric oven and grill. Integrated Hotpoint fridge/freezer with matching cupboard front. Single panel radiator. Telephone point. Wood strip floor. Internal door leads to the Utility.



#### CLOAKS/WC

1.70m x 0.69m (5'7 x 2'3)

UPVC obscure double glazed window to the side elevation. Two piece suite comprises: Corner wash hand basin. Wall mounted mirror fronted cupboard above. Low level WC. Single panel radiator. Overhead light.

#### LOUNGE

5.05m x 3.53m (16'7 x 11'7)

Well proportioned reception room. UPVC double glazed window overlooks the front garden. Two top opening lights. Double and single panel radiators. Corniced ceiling. Television aerial point. Focal point of the room is a fireplace with wooden display overmantle and raised tiled hearth.



#### UTILITY ROOM

2.01m x 1.63m (6'7 x 5'4)

Useful separate Utility room. UPVC outer door with an inset obscure double glazed panel leads to the side driveway and rear garden. Plumbing for a washing machine. Space for a tumble dryer. Wall mounted meter cupboard. Wall mounted Alpha combi gas central heating boiler. Ceramic tiled floor.

#### BEDROOM THREE

3.20m x 3.15m (10'6 x 10'4)

Originally designed as a ground floor third bedroom but again could be used as a reception room if required or home office. UPVC double glazed window overlooks the front garden with two top opening lights. Single panel radiator. Corniced ceiling.

#### DINING ROOM

3.99m x 3.53m (13'1 x 11'7)

Second good sized reception room which could also be used as a fourth bedroom if required. UPVC double glazed window overlooks the rear garden with two top and two side opening lights. Single panel radiator. Corniced ceiling.

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## FIRST FLOOR LANDING

3.23m x 2.67m (10'7 x 8'9)

Approached from the previously described staircase with matching spindled balustrade. Large UPVC obscure double glazed window to the side aspect provides excellent natural light to the stairs and landing. Two opening lights. Corniced ceiling. Access to the loft space via a pull down ladder. Built in airing cupboard with a heated ladder radiator and pine shelving for linen storage.



## DRESSING ROOM

3.20m x 2.26m (10'6 x 7'5)

(some restricted head height) Bank of wardrobes to one wall with sliding doors. Four inset ceiling spot lights. Single panel radiator.



## BEDROOM ONE

3.99m x 3.53m (13'1 x 11'7)

UPVC double glazed window overlooks the front elevation. Side opening light. Corniced ceiling. Single panel radiator.



## BATHROOM/WC

3.18m x 2.03m (10'5 x 6'8)

Spacious family bathroom. UPVC obscure double glazed window to the rear elevation with side opening light. Four piece coloured suite comprises: Tiled panelled bath with a glazed shower screen, centre mixer tap and overbath Mira 723 shower. Pedestal wash hand basin with centre mixer tap. Low level WC and Bidet. Ceramic tiled walls and floor. Single panel radiator with towel rail. Pine panelled ceiling. Wall mounted shaving socket. Fitted pine display cupboards and display shelving.



## BEDROOM TWO

3.53m x 3.18m (11'7 x 10'5)

Second double bedroom. UPVC double glazed window overlooks the rear aspect with side opening light. Single panel radiator. Corniced ceiling.





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## OUTSIDE

The front walled garden is approached through double opening aluminium gates with a stone flagged driveway providing excellent off road parking and leading down the side of the property through a second set of double opening gates to the Garage. Front lawned garden with side flower and shrub borders.

To the immediate rear is a delightful garden with stone flagged patio and central lawn with well stocked flower and shrub borders incorporating a mature Magnolia tree and conifers. Outside tap.



## GARAGE

5.59m x 2.79m (18'4 x 9'2)

Single garage approached through an electric up and over door. Side glazed window provides some natural borrowed light.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Alpha combi boiler in the Utility Room 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 (Solicitor to confirm). Council Tax Band D

## LOCATION

This three bedroomed semi-detached chalet style house enjoys a most convenient location in this popular area of Lytham, being within walking distance to local shopping facilities on Saltcotes Road, and having transport services nearby running directly into Lytham centre. Other local points of interest include Green Drive Golf Course and Woodland Walk, together with close proximity to primary and senior schools. Early viewing recommended to appreciate the potential this property has to offer which does require some updating. No onward chain.

## 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 April 2023



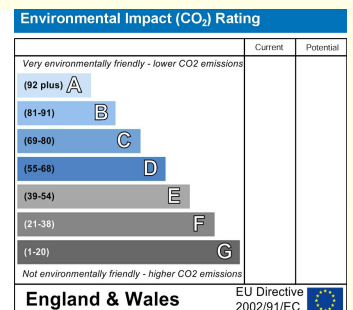
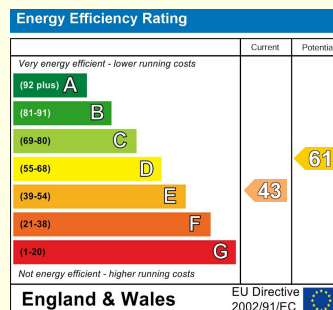
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