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## 37 Ring Dyke Way, Lytham

- Detached Family House
- In Need of Full Modernisation Throughout
- Large Lounge & Dining Room
- Breakfast Kitchen
- Ground Floor Bathroom/WC
- Three 1st Floor Double Bedrooms
- En Suite Shower/WC & Family Bathroom/WC
- Gardens to the Front & Rear, Integral Garage & Driveway
- No Onward Chain
- Leasehold, Council Tax Band E & EPC Rating D

**Offers Over £300,000**

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



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



## 37 Ring Dyke Way, Lytham

### GROUND FLOOR

#### ENTRANCE HALLWAY

3.84m x 1.60m (12'7 x 5'3)

Side entrance approached through a sliding obscure double glazed leaded door. Open tread staircase leads to the first floor with a white spindled balustrade. Double panel radiator. Telephone point. White panelled doors lead off.



#### LOUNGE

6.45m x 3.66m (21'2 x 12')

Spacious full width Lounge with a UPVC double glazed oriel bay window with two upper opening lights and deep display sill. Additional UPVC double glazed window with side opening light overlooking the front elevation. Television aerial point and telephone point. Two double panel radiators. Corniced ceiling.



#### DINING ROOM

3.76m x 3.56m (12'4 x 11'8)

Second reception room with UPVC double glazed, double opening French doors overlooking and giving access to the rear garden. Matching side full length panels. The focal point of the room is a period style decorative fireplace. Television aerial point. Single panel radiator. Dado rails. Laminate wood effect flooring.

#### KITCHEN

5.54m x 2.74m (18'2 x 9')

Two double glazed leaded windows to the rear elevation, one with a lower opening light. Eye & low level fixture cupboards and drawers. One

and a half bowl stainless steel single drainer sink unit with a mixer tap. Laminate working surfaces with splash back tiling. Space for an electric cooker. Plumbing and spaces for both a dishwasher and washing machine. Space for a fridge/freezer. Double panel radiator. Internal door to the attached Garage.

#### BATHROOM/WC

2.54m x 1.68m (8'4 x 5'6)

UPVC obscure double glazed window with a top opening light to the side elevation. Three piece suite comprises: Bath. Pedestal wash hand basin. Low level WC. Part tiled walls. Wood panelled ceiling. Single panel radiator.



#### FIRST FLOOR LANDING

Approached from the previously described staircase. Access to the loft space.

#### BEDROOM ONE

4.09m x 3.71m (13'5 x 12'2)

Spacious double bedroom with a UPVC double glazed window overlooking the front elevation with side views towards Lytham Hall woodland. Central opening light. Double panel radiator. Fitted wardrobes to one wall. Door gives access to the En Suite.



# 37 Ring Dyke Way, Lytham



## BEDROOM THREE

4.45m x 2.67m (14'7 x 8'9)

Third double bedroom. UPVC double glazed window overlooks the rear elevation with a side opening light. Single panel radiator. Built in cupboard houses a hot water cylinder.

## BATHROOM/WC

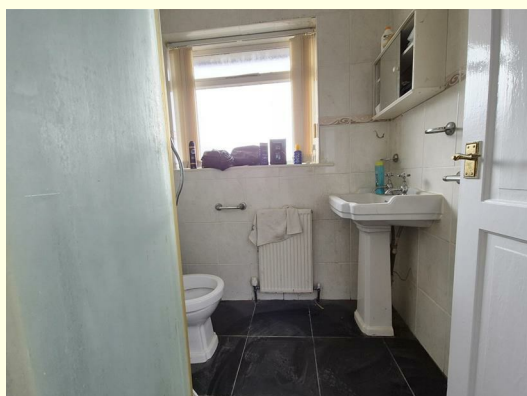
3.51m x 1.63m (11'6 x 5'4)

Obscure single glazed window to the side elevation with a top opening light. Spacious family bathroom. Three piece suite comprises: Wide tiled bath. Pedestal wash hand basin. Low level WC. Part tiled walls. Single panel radiator.

## EN SUITE SHOWER ROOM/WC

1.75m x 1.70m (5'9 x 5'7)

Obscure single glazed window with upper opening light to the side elevation. Step in corner shower with sliding outer door. Pedestal wash hand basin. Low level WC. Ceramic tiled walls and floor. Single panel radiator.



## OUTSIDE

To the front of the property is an open plan garden laid with stone chippings, stone flags and inset shrubs. A side concrete driveway provides off road parking and leads down the side of the house to the garage. To the immediate rear is a good sized garden which does require some attention but offers great potential.



## BEDROOM TWO

3.56m x 3.56m (11'8 x 11'8)

Second spacious double bedroom with a UPVC double glazed window with side opening light overlooking the rear elevation. Single panel radiator. Dado rails. Television aerial point.



## GARAGE

5.11m x 2.34m min (16'9 x 7'8 min)

Attached garage with an up and over door. Rear personal door. Power and light connected. Wall mounted Glowworm gas central heating boiler. Gas and electric meters. Note: again the garage and roof requires attention.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Glowworm boiler in the garage serving panel radiators and domestic hot water.

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## PART 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 E

## 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 spacious three bedroomed detached family house, started life as a 'Master Bungalow' and has had a large front and rear extension, is within 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 ever popular development known as 'South Park' was constructed in the early 1970's and is also within walking distance of Lytham Hall Park Primary School and Lytham C of E Primary School. An internal viewing is recommended to see the potential this property has to offer which is in need of modernisation throughout which has been subject to a previous burst pipe. 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](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 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 February 2024



Total Area: 125.7 m<sup>2</sup> ... 1353 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		67	(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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