



ESTATE AGENTS • VALUER • AUCTIONEERS



16 Broadwood Way, Lytham

- Detached True Bungalow
- Popular Location Occupying a Large Corner Plot
- Lounge with an Oriel Bay Window
- Kitchen
- Two Bedrooms & Shower Room/WC
- Gardens to the Front, Side & Rear
- Garage & Driveway
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold. Council Tax Band D & EPC Rating D

£259,950

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



www.johnardern.com



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SIDE ENTRANCE

ENTRANCE VESTIBULE

0.94m x 0.84m (3'1 x 2'9)

Approached through an outer door with inset obscure double glazed panels. Inner obscure glazed panel door leads to:

HALLWAY

L shaped entrance hallway. Side display meter cupboard. Single panel radiator with a display shelf above. Corniced ceiling. Access to the part boarded loft space with light and fitted retractable ladder. White panelled doors lead off.



LOUNGE

5.23m x 3.45m (17'2 x 11'4)

Well proportioned reception room. Double glazed oriel bay window overlooks the front aspect on to Southwood Close. Deep display sill. Two additional obscure double glazed windows to either side of the fireplace. Corniced ceiling. Double panel radiator. Two wall lights. Focal point of the room is a stone fireplace with side displays and a central gas coal effect living flame fire.



KITCHEN

2.84m x 2.87m (9'4 x 9'5)

Double glazed window enjoys an outlook over the rear west facing garden. Top opening light. Eye and low cupboards and drawers. Incorporating a corner display shelving unit. Single drainer sink unit with a centre mixer tap set in laminate working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Whirlpool four ring electric ceramic hob. Illuminated extractor canopy above. Zanussi electric oven and grill. Microwave oven above. Zanussi integrated fridge. Space for a dishwasher. Built in cupboard houses a wall mounted Vaillant gas central heating boiler. Inset ceiling spot lights. Built in airing cupboard houses a lagged hot water cylinder. Adjoining full length built in 'broom' cupboard. Outer door with inset glazed panel gives rear garden access.



BEDROOM ONE

3.73m x 2.87m plus wardrobes (12'3 x 9'5 plus wardrobes)

Nicely presented double bedroom. Double glazed window overlooks the rear garden. Two top opening lights. Single panel radiator. Range of fitted bedroom furniture comprises: Two double and single wardrobes with overbed storage and a display headboard. Adjoining knee-hole dressing table with drawers either side. Additional built in double wardrobe.

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BEDROOM TWO

2.92m x 2.84m (9'7 x 9'4)

Second double bedroom currently furnished as a Dining Room. Double glazed oriel bay window overlooks the front garden. Two top opening lights and display sill. Single panel radiator. Corniced ceiling.



SHOWER ROOM/WC

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

Obscure double glazed window to the side elevation with a top opening light. Three piece white suite comprises: Corner step in shower cubicle with curved sliding doors and a plumbed shower. Semi concealed low level WC. Adjoining vanity wash hand basin with a centre mixer tap and display surround. Cupboards and drawer below. Chrome ladder towel rail/radiator. Ceramic tiled walls and floor. Inset ceiling spot lights and extractor fan.



OUTSIDE

To the front and side of the bungalow are nicely landscaped gardens laid for ease of maintenance with stone chippings and inset rockeries stocked with shrubs. A central stone flagged pathway leads to the side entrance with an external wall mounted coach light. Timber gate and brick arch leads to the rear garden, A side driveway provides off road parking and leads directly to the Garage.

To the immediate rear is an attractive enclosed garden enjoying a sunny facing aspect, again landscaped for ease of maintenance with stone flags with well stocked flower and shrub borders.



GARAGE

5.61m x 2.74m max (18'5 x 9' max)

Brick garage with an up and over door. Side personal door to the rear garden. Double glazed window with a side opening light. Power and light connected. Garden tap. Plumbing for a washing machine Space for a tumble dryer and additional fridge/freezer etc if required.

CENTRAL HEATING

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with timber frames.

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 £17.50. Council Tax Band D

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LOCATION

This two bedroomed detached true bungalow occupies on a large plot on the corner of Broadwood Way and Southwood Close, 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 to appreciate the potential this property has to offer. No onward chain.

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>

VIEWING THE PROPERTY

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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

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16, Broadwood Way, Lytham St Annes, FY8 4PH



Total Area: 60.6 m² ... 653 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	

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			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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