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## 27 Alder Grove, Lytham

- Link Detached Family House
- Close Walking Distance to the Centre of Lytham
- Hallway & Cloaks/WC
- Lounge, Dining Room & Conservatory
- New Kitchen
- Three Bedrooms & Modern Shower Room/WC
- Gardens, Garage & Off Road Parking
- No Onward Chain
- Viewing Recommended
- Freehold, Council Tax Band D & EPC Rating D

**£298,950**

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



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



## 27 Alder Grove, Lytham

### GROUND FLOOR

#### ENTRANCE HALLWAY

2.95m x 1.14m (9'8" x 3'9")

Having dual access to both the front and rear of the property. A UPVC door with an inset obscure double glazed panel leads to the front of the property with a matching side obscure double glazed panel giving additional excellent natural light. A second UPVC door with an inset obscure double glazed panel leads to the rear garden with access to the garage and driveway. Staircase leads off to the first floor with a side hand rail. Double panel radiator. Built in cloaks/store/meter cupboard. White panelled doors lead off.

#### CLOAKS/WC

1.85m x 0.81m (6'1" x 2'8")

UPVC obscure double glazed high level opening window to the rear elevation. Two piece suite comprises: Roca vanity wash hand basin with a centre mixer tap and cupboard below. Low level WC. Part tiled walls. Single panel radiator. Overhead light.



#### LOUNGE

6.12m x 2.92m (20'1" x 9'7")

Spacious principal reception room. UPVC double glazed window overlooks the front of the property with a side opening light. Additional double glazed window to the side aspect. Television aerial point. Double panel radiator. Focal point of the room is a fireplace with a display overmantle, raised marble effect hearth and inset supporting an electric coal effect fire. Wood effect laminate flooring. Archway leading to the adjoining Dining Room.



#### DINING ROOM

3.28m x 2.62m (10'9" x 8'7")

UPVC double glazed high level window to the side elevation. Double panel radiator. Matching wood effect laminate flooring. Double opening double glazed French doors overlook and give direct access to the adjoining Conservatory. Part glazed door leading to the Kitchen.



#### CONSERVATORY

3.15m x 2.24m (10'4" x 7'4")

Pitched glazed roof with integral blinds and overhead light. UPVC double glazed windows overlook the sunny rear garden. Four top opening lights. Double opening French doors give rear garden access. Additional high level obscure double glazed window to the side. Wood effect laminate flooring. Double panel radiator. Freestanding conservatory chairs.



#### KITCHEN

3.35m x 2.26m (11' x 7'5")

UPVC double glazed window overlooks the rear garden with a side opening light. Recently installed Kitchen with a range of brand new eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap. Set in work surfaces with a matching splash back. Built in new appliances comprise: Lamona four ring gas hob with splash back. Bosch stainless steel illuminated extractor above. Lamona electric oven and grill below. Bosch slimline dishwasher. Space for a washing machine. Space for a fridge/freezer. Single panel radiator. Television aerial point. Useful built in pantry store cupboard.



# 27 Alder Grove, Lytham



## FIRST FLOOR LANDING

Approached from the previously described staircase. Access to loft space. Large built in cupboard 4'8 x 2'1 houses a wall mounted Vaillant combi gas central heating boiler. White panelled doors lead off to all rooms.

## BEDROOM ONE

4.01m x 2.64m (13'2 x 8'8)

UPVC double glazed window overlooks the front elevation with a side opening light. Single panel radiator. Two overhead lights.



## SHOWER ROOM/WC

2.26m x 1.93m (7'5 x 6'4)

High level UPVC obscure double glazed opening window to the rear elevation. Three piece white suite comprises: Wide step in shower cubicle with glazed sliding doors and a Triton T80 electric shower. Pedestal wash hand basin with a centre mixer tap. Low level WC. New ceramic tiled walls. Chrome heated ladder towel rail. Overhead light.



## BEDROOM TWO

3.38m x 3.10m (11'1 x 10'2)

Second double bedroom. UPVC double glazed opening window to the front aspect. Additional high level UPVC double glazed window to the side aspect. Overhead light. Double panel radiator. Built in store cupboard.



## BEDROOM THREE

2.64m x 2.34m (8'8 x 7'8)

UPVC double glazed opening window to the rear elevation. Television aerial point. Single panel radiator. Overhead light. Built in cupboard with shelving.

## OUTSIDE

To the front of the property is an open plan garden laid for ease of maintenance with stone chippings and having inset shrubs and conifers. A stone flagged pathway leads to a front pedestrian entrance.

To the immediate rear is a sunny westerly facing garden with a stone flagged patio area with artificial lawn beyond and further rear patio area. Water feature is no longer in working order but please note the vendor understands the pump is still connected to the mains electricity in the garage. Well stocked side borders and crazy paved pathway. Timber garden shed. External power points and garden tap. Bin store area. A timber gate leads to the rear driveway and garage.



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## GARAGE

5.18m x 2.51m (17' x 8'3)

Approached off Alder Grove through an up and over door with a stone flagged parking space directly in front. UPVC side personal door leading to the rear garden. Power and light connected. Freestanding freezer and freestanding tumble dryer.



## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Vaillant combi boiler 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

## NOTE

After unfortunately suffering a burst pipe during the Winter of 2022 the property has recently undergone a refurbishment programme, benefiting from a new Kitchen, new carpets, re plastering and painting.

## 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 link detached three bedroomed family house which has been refurbished throughout enjoys a convenient location on this ever popular development known as South Park, within walking distance of Lytham town centre with its comprehensive shopping facilities, bars, restaurants and train station. Other local points of interest include Witch Wood woodland walk, Lytham Hall and Fairhaven Golf Course. An internal viewing is strongly recommended. 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)

## Consumer Protection from Unfair Trading Regulation

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 March 2024



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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

