



ESTATE AGENTS • VALUER • AUCTIONEERS



5 Broadlands Place, Lytham

- Superbly Presented Detached True Bungalow
- Large Lounge with Dining Area
- Conservatory
- Fitted Kitchen
- Two Double Bedrooms
- Modern Shower Room/WC
- Lovely Rear Landscaped Garden
- Garage & Driveway
- Gas Central Heating & Double Glazing
- Leasehold, Council Tax Band D & EPC Rating D

£345,000

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



www.johnardern.com



5 Broadlands Place, Lytham

SIDE ENTRANCE

HALLWAY

4.50m x 2.24m max (14'9 x 7'4 max)

L shaped entrance hallway approached through a UPVC outer door with inset decorative obscure double glazed panels. Matching full length double glazed panel to the side provides excellent natural light. Double panel radiator. Inset ceiling spot lights. Access to loft space. Contemporary doors leading off.

LOUNGE WITH DINING AREA

6.48m x 3.53m max (21'3 x 11'7 max)

Superbly appointed full width reception room approached through a glazed door from the Hallway. Two UPVC double glazed windows to the side elevation with top opening lights and fitted roller blinds. Corniced ceiling with inset ceiling spot lights. Two double panel radiators. Focal point of the room is a wall mounted electric pebble effect fire. Provisions for a wall mounted television. Internet point. UPVC double glazed double opening French doors to the Dining Area overlook and give direct rear garden access. Second set of double glazed French doors from the Living Area lead to the adjoining Conservatory.



KITCHEN

3.61m x 2.64m (11'10 x 8'8)

UPVC double glazed window with side opening light overlooks the side elevation. Fitted roller blind. Adjoining UPVC outer door with an inset double glazed panel leads to the side of the property. Good range of eye and low level cupboards and drawers. Sink unit with a centre mixer tap and moulded granite draining board. Set in Granite working surfaces with matching splash back and having concealed downlighting. Built in appliances comprise: CDA electric oven and grill with matching microwave oven above. Four ring gas hob. Illuminated extractor canopy above. Integrated fridge/freezer. Indesit washing machine and a Hotpoint dishwasher. Ceramic tiled floor. Inset ceiling spotlights. Double panel radiator.



CONSERVATORY

2.84m x 2.62m (9'4 x 8'7)

Superb UPVC double glazed conservatory with matching pitched glazed roof and overhead lights. UPVC double glazed windows enjoy views of the rear garden with five top opening lights. Ceramic tiled floor with electric under floor heating. UPVC double glazed French door gives access to the garden.

5 Broadlands Place, Lytham



BEDROOM ONE

4.19m x 3.58m (13'9" x 11'9")

Tastefully presented principal double bedroom. UPVC double glazed window overlooks the front garden with two top opening lights and fitted window blinds. Single panel radiator. Corniced ceiling. Fitted bedroom furniture comprises three double wardrobes and a single wardrobe with two inset mirrored panels. Adjoining drawer unit. Television aerial point.



OUTSIDE

To the front of the property the open plan garden has been landscaped for ease of maintenance with crazy paved areas and central stone chippings, supporting shrubs and flowering plants. A long driveway gives off road car parking and leads down the side of the bungalow to the attached Garage.

To the immediate rear there is a delightful enclosed garden with a central lawn and having well stocked flower and shrub borders. Rear circular patio area. External lighting and power points. Timber garden shed. Side stone flagged area providing a useful bin store with timber gate giving access to the front of the property. Garden tap.

BEDROOM TWO

3.25m x 2.64m (10'8" x 8'8")

Second nicely decorated double bedroom. UPVC double glazed window overlooks the front garden with top opening light. Fitted window blinds. Double panel radiator.



SHOWER ROOM/WC

2.59m x 1.68m (8'6" x 5'6")

UPVC obscure double glazed outer window to the side aspect with two top opening lights and fitted roller blind. Modern white three piece suite comprises: Step in wide shower cubicle with a fixed glazed screen, plumbed overhead shower and additional hand held shower attachment. Rak Ceramics vanity wash hand basin with drawers below and a centre mixer tap. The suite is completed by a Rak Ceramics low level WC. Double panel radiator. Part wall tiles. Panelled ceiling with inset spot lights and an Icon extractor fan.



5 Broadlands Place, Lytham

GARAGE

5.26m x 2.57m (17'3 x 8'5)

Attached brick constructed garage approached through an up & over door. UPVC Double glazed full length panel provides good natural light with an adjoining door giving access to the rear garden. Wall mounted Vaillant gas combi central heating boiler with programmer control. Power and light connected. Wall mounted gas and electric meters.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Vaillant combi boiler in the Garage serving panel radiators and giving instantaneous domestic hot water. The Conservatory has electric underfloor heating.

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 £15. 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 superbly appointed detached two bedroomed true bungalow is situated on the popular development known as 'South Park' constructed originally in the 1970s and being within a pleasant walk to the centre of Lytham with its well planned shopping and transport facilities and town centre amenities. There are transport services running through South Park linking St Annes and Lytham centres. Other local points of interest within just a short walk include Lytham Hall and its woodland walks, Lytham Hall Park Primary School and Fairhaven and Green Drive Golf Courses.

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

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 April 2024

5, Broadlands Place, Lytham St Annes, FY8 4PX



Total Area: 78.0 m² ... 839 ft² (excluding garage)

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	83	England & Wales	EU Directive 2002/91/EC	66



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.