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6 Greenwich Drive, Lytham

- Stunning Detached True Bungalow
- Sought After Location on West Park
- Full Width Lounge with Dining Area
- Open Plan Carl Josef Fitted Kitchen
- Principal Bedroom with Sun Lounge Extension
- 2nd Double Bedroom with Carl Josef Wardrobes
- Modern Bathroom/WC
- Garage & Wide Driveway for Off Road Parking
- Sunny Landscaped South Facing Garden
- Freehold, Council Tax Band D & EPC Rating D

£450,000

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



www.johnardern.com



6 Greenwich Drive, Lytham

SIDE ENTRANCE

HALLWAY

5.18m x 3.25m max (17' x 10'8 max)

(max L shaped measurements) Spacious hallway approached through a composite outer door with an inset obscure double glazed panel. Matching full length panels to either side provide excellent natural light. One with an opening light. Porcelain tiled floor. Panelled ceiling with inset spot lights. Access to the part boarded loft space with a pull down ladder and light. Radiator in anthracite grey. Very useful fitted mirror fronted corner cupboard by Carl Josef, with shelving. Further fitted single and double opening cupboards with shelving, again by Carl Josef. Built in cupboard houses a wall mounted Ideal combi gas central heating boiler, installed in 2021. Doors leading off to all rooms.

LOUNGE WITH DINING AREA

5.89m x 4.17m max (19'4 x 13'8 max)

Spacious full width reception room. UPVC double glazed window overlooks the front aspect with a side opening light. Fitted remote controlled electric 'Night & Day' window blinds. Additional obscure double glazed window to the side elevation. Amtico wood effect flooring. Two contemporary radiators in anthracite grey. Wall mounted power socket and aerial point for a wall mounted TV. UPVC triple glazed door gives direct access to the side and rear of the Bungalow. Being open plan to the adjoining Kitchen.



BEDROOM ONE

5.69m x 3.10m (18'8 x 10'2)

Delightful principal double bedroom with a 'Sun Lounge' extension. To the bedroom area there is a wood laminate floor. Combed ceiling with inset spot lights. Mirror fronted fitted double wardrobe. Two additional fitted single wardrobes with matching bedside drawer units and glazed corner shelving. Overbed storage units with concealed overbed lighting. Wall mounted contemporary radiator in anthracite grey. Square archway leading to the sitting area enjoying the sunny south facing rear aspect. Porcelain tiled floor. UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Integral fitted blinds. Double glazed windows to either side, with two top opening lights and matching integral blinds. Additional radiator. Inset ceiling spot lights.

OPEN PLAN KITCHEN

4.17m x 2.67m (13'8 x 8'9)

Superb recently fitted Carl Josef kitchen installed in October 2023. UPVC triple glazed window to the side elevation with a side opening light. Excellent range of fitted eye and low level cupboards and drawers. Blanco one and a half bowl granite sink unit with a centre mixer tap with instant boiling water function. Set in quartz work tops with matching splash back and concealed down lighting. Plinth electric heater. Built in appliances comprise: AEG four ring electric induction hob with a concealed illuminated extractor above. AEG electric oven and grill with a AEG integrated microwave above. The freestanding Samsung fridge/freezer, Bosch dishwasher and Samsung washer/dryer are available by separate negotiation. Inset ceiling spot lights and two attractive over counter pendant light fittings. Power points with USB ports.



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BEDROOM TWO

4.09m x 2.67m (13'5 x 8'9)

Second well proportioned double bedroom. UPVC double glazed window overlooks the rear garden. Two top opening lights. Remote controlled electric 'Night & Day' window blinds. Contemporary radiator below in anthracite grey. Bamboo wood flooring. Corniced ceiling with inset spot lights. Newly fitted bank of Carl Josef wardrobes, comprising a double wardrobe, adjoining double cupboard with drawers below.



BATHROOM/WC

2.54m x 1.73m (8'4 x 5'8)

Modern four piece white Italian bathroom suite, fitted in 2021. UPVC obscure double glazed leaded window to the side elevation with two side opening lights. Corner step in shower cubicle with curved sliding doors, a plumbed overhead shower and additional hand held shower. Freestanding bath with a floor mounted mixer tap and hand held shower attachment. Vanity wash hand basin with a cupboard below and centre mixer tap. Illuminated mirror fronted bathroom cabinet above. Low level WC completes the suite. Part porcelain tiled walls and floor with electric underfloor heating. Inset ceiling spot lights and ceiling extractor fan. Wall mounted radiator in anthracite grey.



OUTSIDE

To the front of the bungalow is an open plan garden which has been laid for ease of maintenance with crazy paving and inset mature shrub. Matching wide driveway provides excellent off road parking and leads down the side of the property to the Garage. External all weather power points and garden tap. External lighting. Side gate gives rear garden access. External water meter.

To the immediate rear is a delightful private south facing sunny garden, again carefully and attractively landscaped for ease of maintenance. Block paved pathways and matching patio area. With well stocked raised flower and shrub borders. Additional side borders with a variety of shrubs and trees including conifers and a mature Acer. Keter garden shed. Garden tap. External lighting. Side stone flagged bin store area.



GARAGE

5.59m x 2.62m (18'4 x 8'7)

Attached brick garage approached through an electric up and over door. Power and light connected. Plumbing for a washing machine. Wall mounted gas and electric meters. UPVC obscure double glazed rear personal door.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Ideal combi boiler (installed 2021) serving panel radiators and giving instantaneous domestic hot water. We understand the Vendors also had a new consumer unit fitted a couple of years ago.

DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units over the last three years (with the exception of the bathroom window).

N.B

We understand from the vendor that the loft had new insulation in 2023.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band D

INTERNET CONNECTION/MOBILE PHONE SIGNAL

Ultrafast Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

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LOCATION

This tastefully presented two bedroomed detached true bungalow is situated on this popular development known as West Park. Constructed in the early 1970's by Bovis Homes and situated within a few minutes strolling distance to the centre of Ansdell with its shopping facilities on Woodlands Road and adjoining transport services linking into Lytham. Other local points of interest include a short walk to Fairhaven Golf Club.

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, rightmove.com, onthemarket.com, Email Address: 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 May 2024

6, Greenwich Drive, Lytham St Annes, FY8 4QT



Total Area: 80.9 m² ... 871 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			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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