



ESTATE AGENTS • VALUER • AUCTIONEERS



50 South Park, Lytham

- Detached Extended Family House
- In a Very Popular Residential Location
- Lounge & Extended Dining Room
- Kitchen, Utility Room & WC
- Four Bedrooms & Shower Room/WC
- Good Sized Rear Garden
- Garage & Driveway
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band E & EPC Rating D

£329,950

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



www.johnardern.com



50 South Park, Lytham

GROUND FLOOR

HALLWAY

2.18m x 1.88m (7'2 x 6'2)

Approached through an outer door with inset decorative stained glass obscure double glazed leaded panels. Full length obscure leaded double glazed panels to either side of the door provide excellent natural light. Single panel radiator. Dado rails. Staircase with a side hand rail leads to the first floor. Panelled door leading to the Lounge.

LOUNGE

4.78m x 4.65m max (15'8 x 15'3 max)

(max L shaped measurements) UPVC double glazed window overlooks the front garden with a central top opening light and having fitted vertical window blinds. Double panel radiator. Corniced ceiling. Central painted chimney breast with recess displays and an inset electric log effect fire.



DINING ROOM

4.75m x 2.82m (15'7 x 9'3)

Extended second reception room with UPVC double glazed sliding patio doors overlooking and giving direct access to the good sized rear garden. Additional high level UPVC double glazed window to the side. Double panel radiator. Three wall lights.



KITCHEN

3.12m x 2.69m (10'3 x 8'10)

Double glazed window has views of the rear garden. Side opening light. Eye and low level cupboards and drawers. Incorporating two corner display shelving units. One and a half bowl stainless steel single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling. Built in appliances comprise: Neff four ring electric hob. Illuminated extractor above. Neff electric oven and grill below. Space for a fridge/freezer. Panelled ceiling. Wall mounted Ideal combi gas central heating boiler. Door leading to the Utility & WC.



UTILITY ROOM

2.90m x 2.64m max (9'6 x 8'8 max)

(max L shaped measurements) Useful separate Utility. UPVC outer door with an inset obscure double glazed panel gives rear garden access. UPVC obscure double glazed window to the side elevation. Plumbing for a washing machine. Space for a tumble dryer and additional fridge or freezer. Eye and low level cupboards. Panelled walls and ceiling. Door to the WC.



WC

1.27m x 0.97m (4'2 x 3'2)

UPVC obscure double glazed window to the rear elevation with a top opening light. Two piece coloured suite comprises: Low level WC. Wash hand basin. Part tiled walls and floor.

FIRST FLOOR LANDING

Central landing approached from the previously described staircase. Dado rails. Access to the loft space. Wall mounted room thermostat. White panelled doors lead off.

BEDROOM ONE

4.80m x 3.91m (15'9 x 12'10)

Two double glazed windows overlook the front elevation. Centre opening light and fitted vertical window blinds. Telephone point. Single panel radiator. Fitted wardrobes to one wall with sliding doors.

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BEDROOM TWO

5.56m x 3.05m (18'3 x 10')

Good sized extended double bedroom. UPVC double glazed window overlooks the rear elevation with views across South Park and Lytham Hall woodland in the distance. Side opening light. Double panel radiator. Built in wardrobes with sliding doors. Adjoining original airing cupboard.



SHOWER ROOM/WC

2.54m x 1.65m (8'4 x 5'5)

UPVC obscure double glazed window with a side opening light. Fitted vertical blinds. Three piece white suite comprises: Wide step in corner shower cubicle with curved sliding glazed doors and a plumbed shower. Rak Ceramics low level WC. Rak Ceramics pedestal wash hand basin with a centre mixer tap. Mirror fronted bathroom cabinet above. Wall mounted shaving point. Tiled walls. Pine panelled ceiling with an overhead light. Single panel radiator.



BEDROOM THREE

3.68m x 2.67m + wardrobes (12'1 x 8'9 + wardrobes)

Third double bedroom. Double glazed window overlooks the front aspect with a centre opening light. Fitted vertical window blinds. Single panel radiator. Built in wardrobe with sliding doors.



OUTSIDE

To the front of the property is an open plan garden which has been laid for ease of maintenance with stone chippings and having side flower and shrub borders. An adjoining block paved driveway provides off road parking for two cars and leads directly to the Garage. Timber gates to either side of the property give rear garden access.

To the immediate rear is a good sized enclosed family garden, again currently landscaped for ease of maintenance with a stone flagged sun patio, matching pathways and a rear stone chipped area. Supported by well stocked flower and shrub borders. Timber garden shed. Garden tap and external power point.



BEDROOM FOUR/STUDY

2.79m x 2.64m (9'2 x 8'8)

Fourth well proportioned bedroom previously used as a study. Double glazed window overlooking the rear elevation with a side opening light. Fitted vertical window blinds. Single panel radiator. Panelled ceiling and part panelled walls. Fitted display shelving to one wall.



GARAGE

4.67m x 2.69m (15'4 x 8'10)

Approached through an up and over door. Power and light connected. Gas and electric meters.

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CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Ideal combi boiler in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

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

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

LOCATION

This four bedroomed extended detached family house is conveniently situated on the ever popular development known as South Park constructed in the early 1970's by Moore Brothers. It is within just a few minutes stroll to the centre of Lytham with its comprehensive shopping facilities and town centre amenities. There are transport services running adjacent through South Park linking both Lytham and St Annes centres. The property is also within 300 yards to Lytham Hall Park Primary School and lies close to Fairhaven Golf Course. An early inspection is strongly recommended to appreciate the potential this property has to offer which is in need of some updating. 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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Arden & 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 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



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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	77

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			
England & Wales		EU Directive 2002/91/EC	



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