



ESTATE AGENTS • VALUER • AUCTIONEERS



109 Forest Drive, Lytham

- Detached True Bungalow
- Lounge
- Dining Kitchen
- Two Double Bedrooms
- Bathroom/WC
- Gardens to the Front, Side & Rear Patio Garden
- Garage & Driveway
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band D & EPC Rating D

£289,950

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



www.johnardern.com



109 Forest Drive, Lytham

SIDE ENTRANCE

Tiled step leads to the side covered entrance with an overhead light.

HALLWAY

L shaped entrance hallway approached through a UPVC outer door, with an inset obscure double glazed panel. Matching obscure double glazed panel to the side provides natural light. Side gas and electric meter cupboard. Single panel radiator. Corniced ceiling. Telephone point. Access to the loft space. Wall mounted room thermostat. Doors lead off to all rooms.

LOUNGE

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

UPVC double glazed window overlooks the front of the bungalow. Two top opening lights and fitted window blinds. Corniced ceiling. Single panel radiator. Four wall lights. Television aerial point. Focal point of the room is a fireplace with a raised hearth and inset supporting an electric fire.



DINING KITCHEN

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

Dining Kitchen with UPVC double glazed windows to both the front and side elevations, both with top opening lights. UPVC outer door with an inset obscure double glazed panel gives access to the side of the Bungalow. Range of eye and low level cupboards and drawers. Incorporating a glazed display unit, plate rack and wine rack. One and a half bowl ceramic sink unit with a centre mixer tap. Set in wood block working surfaces with mosaic splash back tiling and concealed down lighting. Built in appliances comprise: Electrolux four ring induction hob. Electrolux stainless steel illuminated extractor canopy above. Electrolux electric oven below. Plumbing for a washing machine. Ceramic tiled floor. Single panel radiator. Corniced ceiling. Built in cupboard

houses a Vaillant combi gas central heating boiler with pine shelving below.



BEDROOM ONE

3.89m x 3.58m (12'9 x 11'9)

Good sized principal double bedroom. UPVC double glazed window overlooks the rear garden with a side opening light. Fitted roller blind. Single panel radiator. Fitted bedroom furniture comprises two double wardrobes and two single wardrobes. Central dressing table with a wall mirror and storage above.



BEDROOM TWO

3.18m x 2.67m (10'5 x 8'9)

Second double bedroom. UPVC double glazed sliding patio doors overlook and give direct access to the rear patio garden. Corniced ceiling. Single panel radiator.

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BATHROOM/WC

2.06m x 1.65m (6'9 x 5'5)

UPVC obscure double glazed window to the side elevation with a top opening light. Three piece white suite comprises: Panelled bath with a centre mixer tap, pivoting glazed screen and a Redring Active 350 electric over bath shower. Bellavista pedestal wash hand basin with a centre mixer tap. Bellavista low level WC completes the suite. Ceramic tiled walls and floor. Single panel radiator. Overhead light and ceiling extractor fan.



OUTSIDE

To the front and side of the bungalow are open plan gardens, laid for ease of maintenance with stone chippings and having inset shrubs and conifers. A central pathway leads to the main entrance. A concrete driveway provides an off road parking space directly in front of the garage. Gates to both side of the bungalow give access to the rear garden.

To the immediate rear is an enclosed patio style garden, enjoying a sunny west facing aspect. Inset shrubs to the side.



GARAGE

Single garage approached through an up and over door. Rear personal door.

CENTRAL HEATING (COMBI)

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

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>

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

LOCATION

A two bedroomed detached true bungalow standing on the corner of Forest Drive and Reedy Acre Place, within easy reach of the centre of Lytham with its well planned tree lined shopping facilities and town centre amenities. There are transport services running through South Park leading to both Lytham and St Annes centres. This ever popular development known as 'South Park' was constructed in the early 1970's and is also within walking distance of Lytham Hall Park Primary School and Lytham C of E Primary School. An internal viewing is recommended to see the

109 Forest Drive, Lytham

potential this property has to offer which requires some updating. No onward chain.

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

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

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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

109, Forest Drive, Lytham St Annes, FY8 4PS



Total Area: 61.6 m² ... 663 ft²

All measurements are approximate and for display purposes only



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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		
64		82			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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