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69 South Park, Lytham

- Superb Detached True Bungalow
- Within Easy Reach of Lytham Centre
- Spacious Lounge with Access to an Inner Courtyard Garden
- Fitted Kitchen & Open Plan Dining Room
- Conservatory
- Two Bedrooms & Bathroom/WC
- Integral Garage & Off Road Parking
- Gardens to the Front & Rear
- No Onward Chain
- Leasehold, Council Tax Band D & EPC Rating D

£345,000

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



www.johnardern.com



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PORCH ENTRANCE

2.08m x 1.42m (6'10 x 4'8)

Approached through an attractive UPVC double glazed outer door with decorative obscure glass work and obscure double glazed panel to the side providing excellent natural light. Single panel radiator. Part glazed inner door with matching side obscure panelling gives direct access to the Lounge.



LOUNGE

6.45m x 3.56m max (21'2 x 11'8 max)

Superb principal full width reception room. UPVC double glazed window overlooks the front garden. Double glazed french door with a side full length panel gives access to the inner private sun patio. The focal point of the room is a modern fireplace with gas coal effect living flame fire and matching hearth. Corniced ceiling. Two double panel radiators. Two wall lights. Single and double panel radiators. Television aerial point.



INNER COURTYARD



KITCHEN

4.50m x 2.69m (14'9 x 8'10)

Spacious fitted kitchen. Excellent selection of eye and low level fixture cupboards and drawers. Incorporating a glazed display unit. Laminate working surfaces with splash back tiling. Inset Carron Phoenix one and a half bowl single drainer sink unit. Built in appliances comprise: Diplomat electric oven and grill. Four ring electric ceramic hob. Stainless steel illuminated extractor canopy above. Integrated fridge and freezer. Integrated Diplomat dishwasher. Corniced ceiling with six halogen downlights. UPVC double glazed window with centre opening lights looks through to the private inner patio. Internal door gives direct access to the integral GARAGE.



OPEN PLAN DINING ROOM

2.74m x 2.69m (9' x 8'10)

Being open plan to the adjoining Kitchen. Double panel radiator. Corniced ceiling. Sliding double glazed patio doors give access to the large conservatory.



CONSERVATORY

3.53m x 3.43m (11'7 x 11'3)

Superb UPVC double glazed conservatory with pitched insulated ceiling. Upper opening lights. Side double opening doors overlook and give access to the rear South facing garden. TV aerial point. Overhead light/ceiling fan. Wood effect laminate flooring. Double panel radiator.



BEDROOM ONE

3.66m x 3.66m (12' x 12')

Extremely well fitted principal double bedroom. Excellent range of fitted wardrobes with a corner mirror

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fronted door and having an adjoining drawer unit. Dressing table with drawers below and a wall mirror with further storage above. Single panel radiator. Double glazed window with side opening light overlooks the South facing rear garden. Telephone point. TV aerial point. Access to loft



BEDROOM TWO

2.74m x 2.74m (9' x 9')

Deceptive second double bedroom. At present partly furnished as an office/study with fitted wardrobes and knee hole dressing table with drawer units with concealed folding bed. Display shelving. Deep double glazed window with side opening light overlooks the rear garden. Single panel radiator. Telephone point.



BATHROOM/WC

2.67m x 2.44m (8'9 x 8')

Four piece white suite comprises: Panelled bath with centre mixer taps. Part tiled walls with matching ceramic tiled floor. Pedestal wash hand basin. Step in corner tiled shower compartment with a Mira Sport electric shower and curved sliding outer doors. The suite is completed by a low level WC. Heated ladder towel rail. Two obscure double glazed outer window with upper opening lights. Three inset ceiling spotlights.



OUTSIDE

To the front of the property there is an open plan garden laid for ease of maintenance with stone chippings and having a central circular feature and side shrub border. A driveway gives off road parking for two cars and leads directly to the garage. External security coach light.

To the rear of the property there is a delightful SOUTH FACING enclosed garden, enjoying a sunny position. The garden is laid to lawn and has shrub and flower borders with established trees. Paved patio adjoins the double doors from the conservatory. Separate stone chipped patio and pathway leading down the side of the property to the central TOTALLY PRIVATE inner garden which again has been laid with pebble and concrete paving stones and has an external security light and water feature.



GARAGE

5.21m x 2.90m (17'1 x 9'6)

Integral brick constructed garage. Approached through an up and over and side personal door. Inner door leading directly into the bungalow. Plumbing facilities for automatic washing machine and space for a tumble dryer. Cupboard houses a wall mounted Worcester Bosch gas combi central heating boiler (installed March 2020). Under drawn ceiling storage space and access to loft. Power, light and water supplies connected. Gas and electric meters.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester Bosch combi boiler installed in March 2020 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 D

LOCATION

This superbly appointed and deceptively spacious two bedroomed detached true bungalow 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 bungalow is also within 300 yards to Lytham Hall Park Primary School and lies close to Fairhaven Golf Course. An early inspection is strongly recommended

INTERNET CONNECTION/MOBILE PHONE SIGNAL

The current vendor has Sky broadband and mobile phones with o2 and report a good signal throughout the property. Ultrafast Full Fibre Broadband is available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

NOTE

The carpets, curtains, blinds and light fittings are included in the asking price.

VIEWING THE PROPERTY

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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 January 2024

69, South Park, Lytham St Annes, FY8 4QQ



Total Area: 85.9 m² ... 925 ft² (excluding garage)

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			
(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 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			
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Not environmentally friendly - higher CO ₂ emissions			
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