



ESTATE AGENTS • VALUER • AUCTIONEERS



## 6 Firwood Close, Lytham

- Spacious Extended Semi Detached True Bungalow
- Standing on a Large Plot with Gardens to the Front, Side & Rear
- Lounge, Open Plan Kitchen & Dining Room, Sun Lounge
- Three Double Bedrooms
- En Suite Bathroom/WC & Shower Room/WC
- Integral Garage & Good Off Road Parking
- Gas Central Heating & Double Glazing
- Within Easy Reach of Both Lytham & Ansdell
- Viewing Strongly Recommended
- Freehold, Council Tax Band C & EPC Rating D

**£365,000**

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



[www.johnardern.com](http://www.johnardern.com)



## 6 Firwood Close, Lytham

### ENTRANCE HALLWAY

17'3 x 3'8

Approached through a UPVC outer door with an inset stained glass obscure double glazed panel. Matching full length obscure double glazed panel to the side. High level pivoting double glazed roof light provides additional good natural light to the Hallway. Corniced ceiling. Single panel radiator. Access to loft space. Internal door leads to the INTEGRAL GARAGE. White panelled door leads off to the En Suite Bedroom annex extension. Inner Hallway leading off.

### BEDROOM ANNEX EXTENSION

#### BEDROOM ONE

13'6 x 9'7



Double glazed window overlooks the rear garden with two side and two top opening lights. Double panel radiator. Corniced ceiling. Bank of fitted furniture comprises two double wardrobes with a central double cupboard with drawers below and storage above. Door to the En Suite.

### EN SUITE BATHROOM/WC

9'6 x 7'4



Obscure double glazed window to the side elevation with two top opening lights. Five piece white suite comprises: Panelled bath with a centre mixer tap. Corner step in shower cubicle with curved glazed doors and a plumbed shower. Pedestal wash hand basin. Low level WC and adjoining Bidet. Mirror fronted bathroom cabinet. Ceramic tiled walls and floor. Electric underfloor heating. Double panel radiator. Corniced ceiling with inset spot lights and extractor fan.

### INNER HALLWAY

10'6 x 9'8 max

(max L shaped measurements) Side display meter cupboard. Telephone point. Single panel radiator with display shelf above. Corniced ceiling. White panelled doors lead off.

## LOUNGE

17'4 x 11'4



Well proportioned principal reception room. Double glazed window overlooks the front of the bungalow with two side opening lights. Double panel radiator. Corniced ceiling. Two wall lights. Television aerial point. Focal point of the room is a wall mounted electric log effect fire.

## KITCHEN

9'2 x 8'8



Central Kitchen approached from the inner Hall. Double glazed window to the rear elevation. Range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap set in work surfaces with splash back tiling. Concealed downlighting. Built in appliances comprise: CDA four ring electric hob. Illuminated extractor above. CDA electric oven below. Integrated fridge with a matching cupboard front. Plumbing for a washing machine. Single panel radiator. Side opening leading to the adjoining open plan Dining Room.

## DINING ROOM

11'8 x 8'



High level double glazed window to the side elevation. Double panel radiator. UPVC outer door with an inset stained glass double glazed panel gives direct rear garden access. Adjoining double glazed window with a top opening light. Square arch leads to the Sun Room.

## SUN ROOM

9' x 7'10



Delightful garden room with UPVC double glazed windows enjoying an outlook over the rear garden. Two top opening lights. Central double opening double glazed French doors give direct garden access. Television aerial point. Double panel radiator. Inset ceiling spot lights.

# 6 Firwood Close, Lytham



## BEDROOM TWO

12'6 x 8'10 plus reveal



Second double bedroom. Double glazed window overlooks the rear garden with side and top opening light. Single panel radiator. Corniced ceiling. Built in double wardrobe with storage above.

## BEDROOM THREE

10'4 x 9'3

Third double bedroom. Double glazed window overlooks the front garden with fitted integral window blinds. Two side opening lights. Single panel radiator. Corniced ceiling.

## SHOWER ROOM/WC

5'10 x 5'6



Obscure double glazed window on the inner wall to the Hallway with a top opening light. Three piece white suite comprises: Corner step in shower cubicle with curved glazed sliding doors and a plumbed shower. Vanity wash hand basin

with a centre mixer tap and cupboard below. Mirror fronted bathroom cabinet above with a wall mounted shaving socket. Roca low level WC completes the suite. Single panel radiator. Panelled walls and ceramic tiled floor. Access to loft space. Overhead light and ceiling extractor fan.

## OUTSIDE



To the front of the property is an Indian Stone paved driveway providing good off road parking for a number of cars, leading directly to the integral Garage. Adjoining stone chipped open plan garden area with inset flower beds and matching stone paved pathway leading to the front covered entrance with canopied inset lighting and two wall lights. To the other side of the Driveway is a further grassed area which passes with the property with well stocked raised borders and incorporating a number of mature trees, including Sycamore and Rowan. A timber gate provides access to the side and rear of the Bungalow with Indian Stone pathway leading to the rear and providing a useful bin store area with external lighting, garden tap and soffit lighting.

To the immediate rear is a stunning enclosed garden with a good sized Indian Stone flagged patio with all weather power points and additional garden tap. The landscaped garden continues with a small artificial lawned area and having well stocked flower and shrub borders and a second stone flagged patio area making the most of the evening sun. Timber garden shed. An additional timber gate leads to a second good sized garden area to the side with feature 'Lytham cobbled wall' bordering on to Blackpool Road. Laid to lawn with curved flower and shrub borders and inset mature trees and shrubs. The lawn continues and opens back to the front of the Bungalow with a stone flagged pathway.



#### **NOTE**

Purchasers are to make their own investigations as to whether

any Local or Tree Preservation Orders are in place on some of the mature trees which fall within this property's boundary line. We understand further Planning Permission has also been granted for additional extension and alterations to the rear of the property (Fylde Borough Council Application No. 22/0422).

#### **INTEGRAL GARAGE**

**19'3 x 10'7**

Approached through an electric up and over door. Internal personal door to the Entrance Hallway. Power and light connected. Space for additional fridge/freezer and tumble dryer etc if required.

#### **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

#### **TENURE FREEHOLD/COUNCIL TAX**

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

#### **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>

#### **LOCATION**

This deceptively spacious, extended three bedroomed semi detached true bungalow is situated on the ever popular development known as 'Lytham Hall Park' constructed by Costain Ltd in the early 1970s. This particular bungalows occupies a large corner plot at the top of the cul de sac with feature gardens to the front, side and rear. Situated yards from Fairhaven Golf club and within easy walking distance to Ansdell's shopping facilities on Woodlands Road. There are transport services running along Blackpool Road leading directly into Lytham centre. An internal and external inspection is recommended to appreciate the accommodation this bungalow has to offer.

#### **VIEWING THE PROPERTY**

Strictly by appointment through 'John Arden & Company'.

## 6 Firwood Close, Lytham

### 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com),  
 Email Address: [zoe@johnardern.com](mailto: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](http://www.guildproperty.co.uk).

### 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 August 2024

6, Firwood Close, Lytham St Annes, FY8 4PA



Total Area: 103.2 m<sup>2</sup> ... 1111 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	79	67	England & Wales	EU Directive 2002/91/EC	



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