



ESTATE AGENTS • VALUER • AUCTIONEERS



## 3 Lomond Avenue, Lytham St. Annes

- Superb Extended Semi Detached True Bungalow
- Stunning Open Plan Living/Dining Kitchen
- Utility & Cloaks/WC
- Two Double Bedrooms & Internal Study/Dressing Room
- Modern Bathroom/WC
- Landscaped South Facing Rear Garden & Games Room
- Plans Passed for a 1st Floor Dormer Extension/Bedroom
- Good Off Road Parking
- Gas Central Heating & Double Glazing
- Freehold, Council Tax Band C & EPC Rating D

**£329,995**

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



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



## 3 Lomond Avenue, Lytham St. Annes

### ENTRANCE VESTIBULE

1.98m x 1.40m (6'6" x 4'7")

Approached through a composite outer door with inset obscure double glazed panels. Matching UPVC obscure double glazed full length panel to the side provides good natural light. Feature ceramic tiled floor. Two wall lights. Opening to:

### HALLWAY

3.84m x 1.47m max (12'7" x 4'10" max)

(max L shaped measurements) Central Hallway. Contemporary panel radiator. Inset ceiling LED spot lights. Access to the part boarded loft space via a pull down ladder. Waterproof wood effect laminate flooring. Wall mounted central heating programmer control. Built in cloaks/meter cupboard. Additional built in store cupboard 4'7" x 2'6". Matching panelled doors leading off.

### CLOAKS/WC

1.63m x 0.76m (5'4" x 2'6")

Obscure double glazed opening window to the side elevation. Rak Ceramics low level WC. Part ceramic tiled walls. Single panel radiator. Wood effect vinyl floor.

### OPEN PLAN LIVING/DINING KITCHEN

8.31m x 6.35m (27'3" x 20'10")

Stunning open plan extended entertaining family Kitchen with Living/Dining Area



### LIVING/DINING AREA

Double glazed Bi-folding patio doors overlook and give direct access to the South Facing private rear garden. Large double glazed roof light provides further excellent natural light. Contemporary wall mounted column radiator. Number of inset LED ceiling spot lights and bluetooth speakers. Waterproof wood effect laminate flooring. Feature panelled wall with a wall mounted 60inch Samsung flat screen TV.



### BREAKFAST KITCHEN

Full length matching double glazed picture window overlooks the rear garden. Additional large double glazed roof light. Excellent range of modern (2022) eye and low level cupboards and drawers with upper remote control colour changing LED strip lighting. Innova stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in wood effect laminate working surfaces. Matching large Island unit/breakfast bar with further cupboards below. Built in appliances comprise: Four ring induction hob set into the Island with a contemporary central built in extractor fan. Smeg electric oven. Smeg combination microwave oven with warming drawer below. Two matching integrated Hotpoint fridge/freezers, both with matching cupboard fronts. Integrated Candy dishwasher. Two wall mounted contemporary radiators. Matching waterproof wood effect flooring. Door leads to the Utility.



### UTILITY ROOM

2.01m x 1.96m (6'7" x 6'5")

Useful separate Utility Room. Obscure double glazed window to the side elevation with a top opening light. Matching work tops with cupboard below. Plumbing for a washing machine and space for a tumble dryer below. Inset ceiling spot lights and extractor fan. Door leading to the Bathroom/WC.

### BATHROOM/WC

2.92m x 2.34m max into shower (9'7" x 7'8" max into shower)

Obscure double glazed window to the front elevation with a top opening light and fitted roller blind. Modern (2022) four piece white suite comprises: Tiled panelled bath with a centre mixer tap and splash back tiling. Wide tiled showering area with a fixed glazed screen. Plumbed overhead shower and additional hand held shower. Wall hung wash hand basin with a centre mixer tap and matching splash back. Low level WC completes the suite. Tiled floor with electric underfloor heating. Contemporary wall mounted white radiator. Inset ceiling spot lights and extractor fan.

# 3 Lomond Avenue, Lytham St. Annes



## BEDROOM ONE

3.61m x 3.28m (11'10 x 10'9)

Approached off the central entrance hallway is this tastefully appointed principal double bedroom. Double glazed window overlooks the front aspect with two top opening lights. Fitted window blinds. Contemporary radiator. Wood effect laminate flooring. Inset ceiling LED spot lights. Power socket for a wall mounted TV.



## BEDROOM TWO

3.12m x 2.90m (10'3 x 9'6)

Second double bedroom. Double glazed window to the front elevation with a top opening light. Fitted roller blinds. Contemporary radiator. Wood effect laminate flooring. Two wall lights. Built in wardrobe with hanging rail. Additional built in cupboard houses a wall mounted Worcester combi gas central heating boiler.



## STUDY/DRESSING ROOM

2.87m x 2.29m (9'5 x 7'6)

Inner room currently used as a Study but could lend itself to a variety of uses. Laminate wood effect flooring. Inset LED ceiling spotlights. Wall mounted column radiator in Anthracite grey.



## OUTSIDE

To the front of the property the garden has been laid for ease of maintenance with coloured slate chippings, providing off road parking for a number of cars. The stone chipping continue down the side of the property with a garden tap and timber gate leading to the rear garden. A part porcelain tiled pathway leads to the front entrance with external CCTV. With wall light and soffit inset downlights. The front garden has views across to the playing fields of Lytham High School. To the immediate rear is a delightful enclosed garden enjoying a private sunny south facing aspect. With a large porcelain tiled sun terrace and rear lawn with raised stone chipped borders with small inset palms. External lighting and useful garden store.



## GAMES ROOM

4.72m x 3.10m (15'6 x 10'2)

Superb external Games Room which lends itself to a variety of uses to suit a potential purchaser. Approached from the rear garden through double opening double glazed French doors. Adjoining double glazed window with a side opening light. LED inset ceiling spot lights and bluetooth speaker. Socket for a wall mounted TV. The pool table is optional.



## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler in Bedroom Two serving panel radiators and giving instantaneous domestic hot water.

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## 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 stunning two bedroomed extended semi detached true bungalow enjoys a popular residential location just off Church Road with easy access to Lytham and St Annes town centres with transport services readily available on Church Road. There are a number of local schools nearby on Whalley Place together with Ansdell's thriving shopping facilities on Woodlands Road with its train station and Post Office. This particular bungalow has the benefit of a private south facing rear garden with Games Room and good off road parking to the front. Plans have been passed to create an additional 1st Floor Bedroom. Further plans can be found on the Fylde Borough Council website with Planning Application No 23/0763

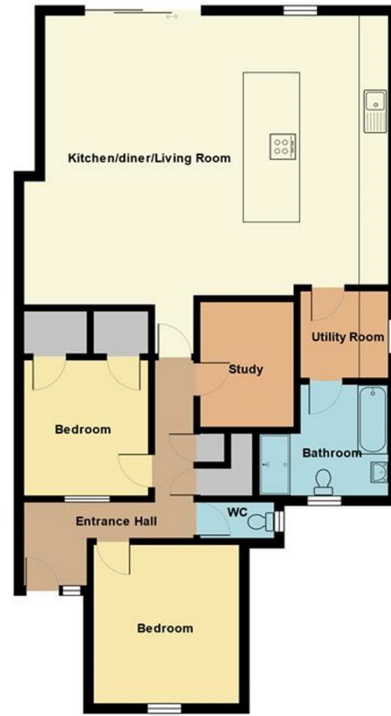
## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## 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 August 2024

3, Lomond Avenue, Lytham St Annes, FY8 3LX



Total Area: 109.6 m<sup>2</sup> ... 1179 ft<sup>2</sup>

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	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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