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## 60 South Park, Lytham

- Detached 'Master' Bungalow
- In Need of Modernisation Throughout
- Large Full Width Lounge
- Breakfast Kitchen
- Ground Floor Bedroom & Bathroom/WC
- Two 1st Floor Bedrooms & 1st Floor WC
- Gardens to the Front & Rear, Integral Garage & Driveway
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band D & EPC Rating D

**£285,000**

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



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



## 60 South Park, Lytham

### GROUND FLOOR

#### SIDE ENTRANCE

#### HALLWAY

3.91m x 1.68m (12'10 x 5'6)

Approached through a UPVC outer door with an obscure double glazed panel to the side providing natural light. Staircase leads to the first floor with a side ranch style balustrade. Single panel radiator. Telephone point. Corniced ceiling. Doors lead off to all ground floor rooms.

#### LOUNGE

6.48m x 3.58m (21'3 x 11'9)

Spacious full width reception room. Double glazed window with two top opening lights overlooks the front garden. Additional double glazed window also to the front elevation. Corniced ceiling. Two single panel radiators. Two overhead lights. Television aerial point. Wall mounted gas fire.



#### BREAKFAST KITCHEN

3.66m x 2.69m (12' x 8'10)

Double glazed window to the rear elevation with a side opening light. Eye and low level cupboards and drawers. Stainless steel single drainer sink unit. Electric cooker space. Plumbing for washing machine. Space for a fridge/freezer. Single panel radiator. Wall mounted Main Eco combination gas central heating boiler. Internal door leads to the GARAGE.



#### BEDROOM ONE

3.66m x 3.58m (12' x 11'9)

Double glazed window enjoys an outlook over the rear garden. Side opening light. Single panel radiator.



#### BATHROOM/WC

2.64m x 1.68m (8'8 x 5'6)

Obscure double glazed window to the side elevation with a top opening light. Wood panelled bath. Pedestal wash hand basin. Low level WC. Part tiled walls. Single panel radiator. Overhead light.



#### FIRST FLOOR LANDING

2.54m x 1.68m (8'4 x 5'6)

Approached from the previously described staircase with matching balustrade. High level UPVC double glazed window to the front elevation with a side opening light. Doors leading off.

#### BEDROOM TWO

3.66m x 3.61m (12' x 11'10)

Second double bedroom. Double glazed window overlooks the rear elevation with a side opening light. Single panel radiator.

# 60 South Park, Lytham



### BEDROOM THREE

4.57m x 2.74m max (15' x 9' max)

Third good sized bedroom. Double glazed window to the rear elevation. Side opening light. Television aerial point. Single panel radiator. Access to loft space. Double doors reveal a built in cupboard with shelving. Additional door leads to the original built in airing cupboard.



### OUTSIDE

To the front of the property is an open plan lawned garden with an adjoining asphalt and stone flagged driveway providing off road parking for two cars. The driveway continues down the side of the property to the Garage with an external wall mounted coach. Gate gives direct access to the rear garden.

To the immediate rear is an enclosed garden laid to lawn with side shrub borders.



### 1ST FLOOR WC

2.08m x 1.68m (6'10 x 5'6)

Obscure double glazed opening window to the side elevation. Two piece suite comprises a low level WC and pedestal wash hand basin. Original part tiled walls. Overhead light. Access point to the roof eaves.



### GARAGE

5.31m x 2.57m (17'5 x 8'5)

Integral approached through an up and over door. Power and light connected. Garden tap. Gas and electric meters. Internal door to the Kitchen. UPVC outer personal door with an inset double glazed panel gives rear garden access.

### CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Main Eco 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 D

# 60 South Park, Lytham

## LOCATION

This three bedroomed detached Master 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 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 full potential this property has to offer which is in need of modernisation throughout. No onward chain.

## 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>

## VIEWING THE PROPERTY

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## 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



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60, South Park, Lytham St Annes, FY8 4QH



Total Area: 96.1 m<sup>2</sup> ... 1034 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

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	75	England & Wales	EU Directive 2002/91/EC	59



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