



ESTATE AGENTS • VALUER • AUCTIONEERS



38 Broadlands Place, Lytham

- Detached True Bungalow
- Spacious Lounge
- Study/Dining Room
- Adjoining Dining Kitchen
- Three Bedrooms
- Shower Room/WC
- Garage & Off Road Parking
- South Facing Rear Garden
- Viewing Recommended
- Freehold, Council Tax Band D & EPC Rating D

£309,950

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



www.johnardern.com



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ENTRANCE PORCH

1.37m x 0.91m (4'6" x 3')

Approached through a UPVC outer door with inset obscure double glazed panel. Matching obscure double glazed windows to the side. Top opening light. Single panel radiator. Laminate wood strip flooring. Inner obscure glazed door leads to:

LOUNGE

4.78m x 3.91m min (15'8" x 12'10" min)

Spacious principal reception room. UPVC double glazed window overlooks the front garden. Side opening light. Double panel radiator. Two wall light points. Corniced ceiling. Television aerial point and socket for a wall mounted TV. White panelled door leads to the Dining Kitchen. UPVC double glazed sliding patio doors give direct access to the Study/Dining Room.



STUDY/DINING ROOM

3.56m x 2.79m (11'8" x 9'2")

Currently used as a family snug/craft room. Pitched roof with inset ceiling spot lights. UPVC obscure double glazed double opening doors lead to the side of the bungalow. Fitted electric window blinds. Matching obscure double glazed windows to either side with two top opening lights. Laminate wood strip flooring. Double panel radiator. Television aerial point.



DINING KITCHEN

4.50m x 3.81m (14'9" x 12'6")

Well proportioned family dining kitchen. Two UPVC double glazed windows to the side elevation. One with a lower opening light. Fitted electric window blinds. Adjoining UPVC door gives external access. Range of eye and low level cupboards and drawers. Including a dresser unit with glazed display cupboards. Stainless steel one and a half bowl single drainer sink unit with centre mixer tap. Set in roll edged working surfaces with splash back tiling. Built in appliances comprise: Diplomat four ring ceramic hob. Bosch electric oven and grill with microwave oven above. Integrated Blomberg dishwasher with matching cupboard front. Wall mounted contemporary radiator. Matching laminate wood strip floor. Corniced ceiling. Further obscure double glazed sliding doors give additional access to the adjoining Study/Dining Room. Inner hardwood door leads to the INTEGRAL GARAGE.



INNER HALLWAY

Matching laminate wood flooring. Panelled doors lead off

BEDROOM ONE

4.11m x 3.58m (13'6" x 11'9")

Tastefully decorated principal bedroom. UPVC double glazed double opening French doors overlook and give direct access to the private rear garden. Matching full length windows to either side with top opening lights. Fitted window blinds. Laminate wood strip flooring. Single panel radiator. Range of matching fitted bedroom furniture comprises: Double and single wardrobe with inset mirrored panel. Adjoining six drawer unit with corner display shelving. Television aerial point. Further fitted double wardrobe with adjoining knee-hole dressing table and four drawer unit.



BEDROOM TWO

3.56m x 2.24m (11'8" x 7'4")

Inner single glazed window looks through into the inner reception room. Laminate wood effect flooring. Single panel radiator.



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BEDROOM THREE

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

Third delightful south facing bedroom. UPVC triple glazed window overlooks the rear garden with top and side opening lights. Fitted electric window blinds. Single panel radiator. Laminate wood strip flooring



SHOWER ROOM/WC

2.36m x 1.65m (7'9 x 5'5)

Two UPVC obscure double glazed windows to the side elevation. Both with top opening lights. Walk in adapted shower unit with a Mira Advance electric shower. Wall hung wash hand basin and WC (note: the current WC will be removed and replaced with a standard WC). Inset ceiling spot lights and a Silavent ceiling extractor fan. Tiled walls. Single panel radiator and an additional wall mounted Dimplex heater.



OUTSIDE

To the front of the property is a part walled garden, laid with stone chippings for ease of maintenance with side shrub and flower bed. An adjoining block paved driveway provides off road parking and leads directly to the integral garage. Electric car charging point. Timber gates to either side of the bungalow give direct rear garden access, with pathways, external lighting and garden tap providing a useful bin storage area.

To the immediate rear is an attractive SOUTH FACING enclosed garden enjoying a private aspect. Again the garden has been landscaped for ease of maintenance with stone flags and side stone chipped borders, well stocked with a number of flowering plants, shrubs and conifers. Further inset raised planters. Wall mounted sun awning. External lighting. Garden store.



GARAGE

5.08m x 2.87m max (16'8 x 9'5 max)

Approached through an electric up and over door. UPVC side personal door with an inset obscure double glazed panel gives access to the side of the bungalow. Internal hardwood door leads to the Dining Kitchen. Power and light supplies connected. Gas and electric meters. Wall mounted Worcester combi gas central heating boiler (fitted 2021). Plumbing for automatic washing machine and space for a tumble dryer. Note: The current wheelchair ramp will be removed prior to completion of a sale unless a purchaser would like it included.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a recently installed (2021) Worcester combi boiler in the garage serving panel radiators and giving instantaneous domestic hot water. On a Hive system.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED, the window in Bedroom three we understand is triple glazed.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band D

LOCATION

This three bedroomed detached true bungalow is situated in a quiet location on Broadlands Place running off Forest Drive on the ever popular development known as South Park and being within easy walking distance from the centre of Lytham with its comprehensive shopping facilities and town centre amenities, there are transport services readily available running to both Lytham and St Annes. Other local points of interest include being within close proximity to Fairhaven Golf Club and Hall Park Primary School. 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.

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PROPERTY MISDESCRIPTION ACT

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.

38 Broadlands Place



Total Area: 84.1 m² ... 905 ft²

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		68	83
		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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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