



ESTATE AGENTS • VALUER • AUCTIONEERS



26 Broadlands Place, Lytham

- Detached Chalet Style Family House
- In a Popular Location close to Local Schools
- Two Reception Rooms & Conservatory
- Breakfast Kitchen
- Three Bedrooms
- Spacious Bathroom/WC
- Landscaped Front & Rear Garden
- Integral Garage & Driveway
- Gas Central Heating & Double Glazing
- Leasehold, Council Tax Band D & EPC Rating D

£299,500

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



www.johnardern.com



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GROUND FLOOR

ENTRANCE PORCH

1.68m x 1.42m (5'6" x 4'8")

Approached through a UPVC outer door with inset double glazed panels. Matching part obscure double glazed windows to either side. Ceramic tiled floor. Wall light. Hardwood decorative obscure glazed inner door leading to:

FRONT RECEPTION ROOM

5.08m x 3.76m (16'8" x 12'4")

Spacious reception room currently furnished as a Dining Room. UPVC double glazed full length window overlooks the front garden with views along the cul de sac. Two upper opening lights. Four wall lights. Double panel radiator. Corniced ceiling. Focal point of the room is a marble effect fireplace with a raised matching hearth supporting a gas coal effect fire (has been disconnected). Open tread staircase leads to the first floor with a side matching spindled balustrade. Square arch leads to the adjoining Lounge.



LOUNGE

4.19m x 3.51m (13'9" x 11'6")

Tastefully presented second reception room. Sliding double glazed patio doors lead to the adjoining Conservatory. Two wall lights. Corniced ceiling. Single panel radiator. Television aerial point. Door leads to the Kitchen.



CONSERVATORY

3.66m x 2.51m (12' x 8'3")

Timber framed brick based Conservatory. Double glazed windows overlook the rear garden with top opening leaded lights and fitted vertical window blinds. Central double opening French doors with roller blinds give direct garden access. Pitched glazed ceiling. Ceramic tiled floor. Two wall lights.



BREAKFAST KITCHEN

3.45m x 3.28m (11'4" x 10'9")

UPVC double glazed window overlooks the rear garden with two top opening lights and window blinds. Range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit set in roll edged laminate working surfaces. Splash back tiling. Matching peninsular breakfast bar. Built in appliances comprise: Neff four ring induction hob. Concealed wall mounted extractor fan above. Siemens electric double oven and grill. Integrated fridge with a matching cupboard front. Miele freestanding washing machine. Part tiled walls. Corniced ceiling. Two overhead lights. Double panel radiator. Telephone point. Internal door leads to the Garage.



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INTEGRAL GARAGE

5.33m x 2.59m (17'6" x 8'6")

Approached through an up and over door. Side external hardwood personal door leads to the front and rear of the house. Power and light connected. Garden tap. Wall mounted gas and electric meters.

FIRST FLOOR LANDING

Approached from the previously described staircase. Access to the loft space. Wall mounted room thermostat. Double opening louvre doors reveal a useful built in linen store cupboard. Additional deep built in store cupboard with an overhead light and housing a wall mounted Worcester combi gas central heating boiler. White panelled doors leading off.

BEDROOM ONE

3.53m + wardrobes x 3.00m (11'7" + wardrobes x 9'10")

UPVC double glazed window overlooks the front elevation with two top opening lights. Panel radiator below. Corniced ceiling. Two wall lights. Bank of fitted wardrobes with sliding mirrored doors.



BEDROOM TWO

3.56m + wardrobes x 2.84m (11'8" + wardrobes x 9'4")

Second double bedroom. UPVC double glazed window to the rear aspect with two top opening lights. Single panel radiator. Corniced ceiling. Built in double wardrobe with sliding mirrored doors.



BEDROOM THREE

2.95m x 2.44m (9'8" x 8')

Third good sized bedroom. UPVC double glazed window to the front elevation. Two top opening lights. Single panel radiator. Wood effect laminate flooring.



BATHROOM/WC

3.28m x 1.93m (10'9" x 6'4")

Spacious family bathroom comprises a three piece white suite. UPVC obscure double glazed window to the rear elevation with a side opening light. Additional obscure double glazed window providing excellent natural light. Panelled bath with a glazed pivoting shower screen and overbath plumbed shower. Pedestal wash hand basin. Low level WC. Chrome heated ladder towel rail. Part tiled walls. Wall mounted mirror fronted bathroom cabinet.



OUTSIDE

To the front of the property is an open plan garden which has been laid to lawn and is surrounded by well stocked side flower and shrub borders. With a central flower bed with an attractive mature Phormium plant. A stone flagged pathway leads to the front entrance porch and an adjoining concrete driveway provides off road parking.

A pathway continues along the side of the house with external lighting and leads directly to the rear garden which has been very well landscaped and enjoys a sunny westerly facing aspect. Laid to lawn with curved flower and shrub borders. Central beds with timber frame and climbing plants. Stone flagged patio area and pathways. Timber garden shed.



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CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler 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 £20. Council Tax Band D

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 bedroomed detached family property stands well at the head of the cul de sac on this quiet close. Broadlands Place is situated on the popular development known as South Park which is within easy walking distance to Lytham Hall Park Primary School and an approximate 15 minute walk to the centre of Lytham with it's comprehensive shopping facilities and town centre amenities. Fairhaven and Green Drive Golf Courses are also within close proximity along with Lytham Hall. Internal and external viewing recommended.

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

Consumer Protection from Unfair Trading Regulation



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26, Broadlands Place, Lytham St Annes, FY8 4PX



Total Area: 105.7 m² ... 1138 ft² (excluding garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	82	England & Wales	EU Directive 2002/91/EC	64



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