



ESTATE AGENTS • VALUER • AUCTIONEERS



87 South Park, Lytham

- Detached Chalet Style House
- Spacious Lounge
- Open Plan Dining Room & Conservatory
- Open Plan Kitchen
- Ground Floor Bedroom & Bathroom
- Two Further 1st Floor Bedrooms & Shower Room/WC
- South Facing Rear Garden
- Garage & Off Road Parking
- No Onward Chain
- Leasehold, Council Tax Band E & EPC Rating D

£324,950

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



www.johnardern.com



87 South Park, Lytham

GROUND FLOOR

External wall light.

ENTRANCE PORCH

1.63m x 1.12m (5'4 x 3'8)

Approached through a UPVC outer door with an inset obscure double glazed leaded panel. Tiled floor. Side cloaks hanging space. Inner door leading to the Lounge.

LOUNGE

5.66m x 3.58m (18'7 x 11'9)

Spacious principal reception room. UPVC double glazed window overlooks the front garden with a side opening light. Double and single panel radiators. Corniced ceiling. Television aerial point. Focal point of the room is a fireplace with a wooden display surround, raised hearth and inset supporting an electric coal effect fire. Open tread staircase with a white spindled balustrade leads to the first floor. Door leads to an inner Hallway with ground floor Bedroom & Bathroom leading off. The open plan Dining Conservatory & Kitchen is approached from the Lounge.



OPEN PLAN DINING CONSERVATORY/KITCHEN



DINING CONSERVATORY AREA

5.38m x 4.11m (17'8 x 13'6)

Delightful reception area with UPVC double glazed full length windows overlooking the rear garden. Fitted window blinds and three top opening lights. Double glazed double opening French doors give direct access to the rear garden. Single panel radiator. Being open plan to the adjoining Kitchen.



KITCHEN

3.25m x 3.20m (10'8 x 10'6)

UPVC double glazed window overlooks the rear garden with window blinds and a top opening light. Good range of eye and low level fixture cupboards and drawers. Caple one and a half bowl single drainer sink unit. Set in roll edged work surfaces with splash back tiling. Built in appliances comprise: Hotpoint four ring gas hob. Tiled display beyond. Hotpoint electric oven and grill. Concealed freestanding microwave above. Freestanding appliances include a Hoover fridge/freezer, Hotpoint dishwasher and Bosch washing machine. Wall mounted concealed Main Eco Compact combi gas central heating boiler.



INNER HALLWAY

White panelled doors leading off.

BEDROOM THREE

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

Useful ground floor 3rd Bedroom. UPVC double glazed window overlooks the front garden with a side opening light. Single panel radiator. Telephone point.



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BATHROOM/WC

2.64m x 1.96m max (8'8 x 6'5 max)

UPVC obscure double glazed window to the side elevation with a top opening light. Tiled display sill. Four piece white suite comprises: Panelled bath with a centre mixer tap and spa fittings. Step in shower cubicle with a folding glazed doors and a Triton T80 electric shower. Roca pedestal wash hand basin. Wall mirror and wall mounted shaving socket. Roca low level WC. Single panel radiator. Tiled walls



FIRST FLOOR LANDING

Approached from the previously described staircase. Doors leading off.

BEDROOM ONE

4.90m x 3.07m plus wardrobes (16'1 x 10'1 plus wardrobes)

Spacious principal double bedroom. UPVC double glazed window overlooks the front elevation with a side opening light and views along South Park. Double panel radiator. Two wall mounted reading lights. Bank of fitted wardrobes to one wall with sliding doors. Two additional built in cupboards with pine shelving. Access to roof void.



BEDROOM TWO

3.53m x 2.36m (11'7 x 7'9)

Second double bedroom. UPVC double glazed window overlooks the rear south facing elevation with views across bungalows and Witch Wood beyond. Top opening light. Single panel radiator. Access to roof void. Loft access. Two fitted wardrobes with a central dressing table and mirror above.



SHOWER ROOM/WC

3.25m x 1.65m (10'8 x 5'5)

UPVC obscure double glazed window to the side elevation. Top opening light. Three piece suite comprises: Wide step in shower cubicle with a folding glazed door. Pedestal wash hand basin. Low level WC completes the suite. Heated ladder towel rail. Mirror fronted bathroom cabinet. Wood panelled ceiling with inset spot lights. Polished wood floor and tiled walls.



OUTSIDE

To the front of the property is an open plan lawned garden with side flower and shrub borders. A driveway provides off road parking for two cars and leads directly to the Garage.

To the immediate rear is a good sized enclosed garden enjoying a south facing aspect. The garden has a stone flagged sun terrace with a small central lawn. External lighting. Two timber garden stores. A gate reveals a useful enclosed bin store area with a pathway leading along the side of the house with additional gate leading to the front garden.



GARAGE

5.11m x 2.77m (16'9 x 9'1)

Attached garage approached through a front up and over door (requires attention). Additional up and over door to the rear of the Garage, leading to the rear garden. Gas and electric meters. Power and light connected. Garden tap.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Main Eco Compact combi boiler in the Kitchen 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/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 (solicitor to confirm). Council Tax Band E

INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

This spacious three bedroomed detached chalet style property is conveniently situated on the ever popular development known as South Park constructed in the early 1970's by Moore Brothers. It is within a pleasant 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 bungalow is also within 200 yards to Lytham Hall Park Primary School and lies close to Fairhaven Golf Course. An early inspection is strongly recommended to appreciate the potential this property has to offer. No onward chain.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

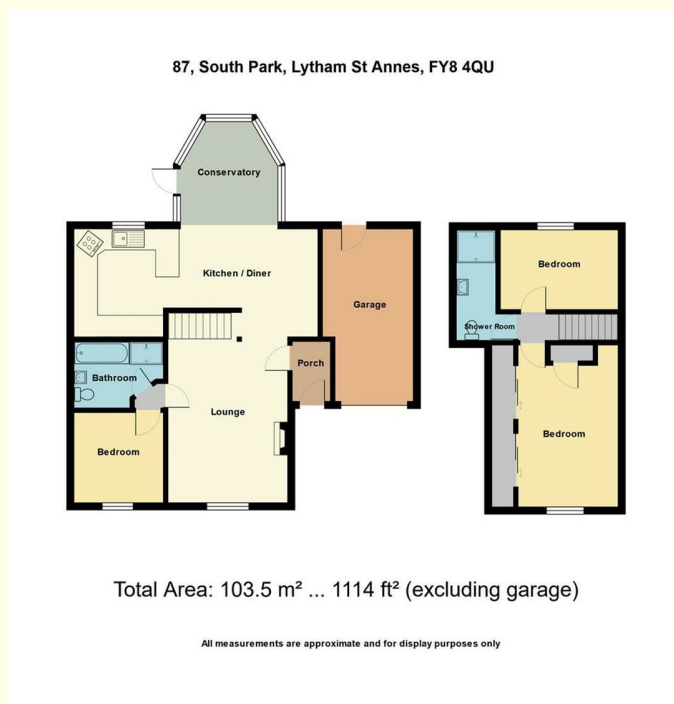
All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Arden & 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.

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 January 2025



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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	80

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		
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Not environmentally friendly - higher CO ₂ emissions		
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