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6 Bredon Close, Lytham

- Spacious Detached Chalet Style Family House
- Hallway & Cloaks/WC
- Large Lounge
- Modern Dining Kitchen & Utility Room
- Large Sitting Room/Ground Floor 4th Bedroom
- Three 1st Floor Bedrooms
- Family Bathroom/WC
- Good Sized Gardens to the Front & Rear
- Garage & Driveway, Gas Central Heating & Double Glazing
- Freehold, Council Tax Band E & EPC Rating D

£398,950

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



www.johnardern.com



6 Bredon Close, Lytham

GROUND FLOOR

Side entrance with wall mounted external coach light.

ENTRANCE VESTIBULE

3'1 x 2'10

Approached through a composite outer door with inset obscure double glazed panels. Inner decorative glazed door leading to the Hallway.

HALLWAY

8'9 x 8'3



Spacious central Hall with a turned staircase leading off to the first floor. Decorative balustrade and hand rail. Understair store cupboard. Corniced ceiling. Double panel radiator. Wall mounted room thermostat. White panelled doors leading off.

CLOAKS/WC

5'7 x 2'6

UPVC obscure double glazed window to the side elevation with a side opening light. Two piece white suite comprises: Low level WC. Vanity wash hand basin with a mixer tap and cupboard below. Single panel radiator. Overhead light. Wood effect flooring.

LOUNGE

21'7 x 12'1



Spacious full width principal reception room. Two UPVC double glazed picture windows overlook the front garden with top opening lights. Additional double glazed window to the side aspect with a side opening light provides even more excellent natural light. Two single panel radiators. Two overhead lights and corniced ceiling. Television aerial point. Focal point of the room is a fireplace with a slate hearth supporting a cast iron wood burning stove. Wooden plinth above. Double opening obscure glazed doors lead to the adjoining Dining Kitchen.



SITTING ROOM/BEDROOM FOUR

20'6 x 10'7



Very spacious 2nd reception room which could easily be used as a large ground floor 4th bedroom if preferred. UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Additional UPVC double glazed opening window to the side. Double and single panel radiators.

DINING KITCHEN

21'4 x 10'5



Good sized open plan family Dining Kitchen approached from both the Hallway and double doors from the Lounge. To the Dining Area is a UPVC double glazed window to the side elevation with a side opening light and fitted window blinds. Double panel radiator. Wood effect flooring. Power point for a wall mounted television. To the Kitchen area are two further UPVC double glazed windows to the side and rear aspects, both with side opening lights. Good range of modern eye and

low level cupboards and drawers. One and a half bowl stainless steel single drainer sink unit with a centre mixer tap. Set in heat resistant work surfaces with matching splash back and concealed downlighting. Low level kick space lighting. Built in appliances comprise: Bosch five ring gas hob with a stainless steel illuminated extractor above. Bosch electric double oven and grill. Space for a fridge/freezer. Door leading to the Utility.



UTILITY PORCH

6'3 x 5'6

Useful separate rear Utility porch. UPVC outer door with an inset double glazed panel leads to the rear garden. Tiled floor. Plumbing for a washing machine. Space for a tumble dryer. Wall mounted Worcester gas central heating boiler. Fitted cupboards and shelving.

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FIRST FLOOR LANDING

13'9 x 8'10



Spacious central landing approached from the previously described staircase with a matching balustrade. UPVC obscure double glazed window to the side elevation provides good natural light to the Hall, Stairs and Landing areas. Access to the boarded loft space via a pull down ladder, with light. Built in airing cupboard houses a hot water cylinder. White panelled doors leading off.

BEDROOM ONE

15'4 x 12'



Large principal double bedroom. UPVC double glazed window overlooks the front elevation with a side opening light. Further double glazed windows to both side aspects, again with side opening lights. Double panel radiator. Telephone point.

BEDROOM TWO

12'11 x 10'10



Second double bedroom. UPVC double glazed window to the side elevation with a side opening light. Modern fitted bedroom furniture comprises: Double and single wardrobes. Adjoining matching kneehole dressing table with drawers to either side. Matching mirror above.

BEDROOM THREE

11'9 x 7'5



Third larger than average bedroom. UPVC double glazed window overlooks the side aspect. Side opening light. Single panel radiator. Access to roof eaves.

BATHROOM/WC

10'7 max x 8'8



Modern family bathroom comprising a four piece white suite. UPVC obscure double glazed window with a side opening light. Fitted window blinds. Panelled bath with a splash back panel and a centre mixer tap. Wide step in shower enclosure with glazed sliding doors and a plumbed rainfall shower. Villeroy & Boch vanity wash hand basin with a centre mixer tap and cupboard below. Wall mounted shaving point. Low level WC completes the suite. Heated ladder towel rail. Overhead light.

OUTSIDE



To the front of the property there is a lawned garden with low level walls and side flower and shrub borders. Adjoining double opening gates lead to the driveway which provides good off road parking and leads down the side of the house.

To the immediate rear is a good sized family garden, again laid mainly to lawn with a patio area and stone flagged pathways. Further hardstanding area behind the Garage. The garden is surrounded by raised timber planters. Garden tap and light.

GARAGE

18'3 x 8'9

Approached through an up and over door. Pitched roof. Power and light connected. UPVC obscure double glazed window.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler in the Utility serving panel radiators and domestic hot water.

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 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 tastefully presented three/four bedroomed detached family house offers is located in a most convenient location in this popular area of Lytham. Bredon Close is a quiet cul de sac which runs off Tewkesbury Drive, being within walking distance to local shopping facilities on Saltcotes Road, and having transport services nearby running directly into Lytham centre with its comprehensive shopping facilities and amenities. Other local points of interest include Green Drive Golf Course and Woodland Walk, together with close proximity to primary and senior schools. Viewing recommended to appreciate the spacious accommodation this has to offer with a good sized rear garden.

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

6 Bredon Close, Lytham

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

6, Bredon Close, Lytham, FY8 4LP



Total Area: 135.3 m² ... 1457 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		EU Directive 2002/91/EC	77

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			
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Not environmentally friendly - higher CO ₂ emissions			
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