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10 Audley Close, Lytham

- Spacious Detached True Bungalow
- Large Lounge & Open Plan Dining Room
- Study & Breakfast Kitchen
- Utility Room & Cloaks/WC
- Four Good Sized Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Integral Double Garage & Good Off Road Parking
- Good Sized Private South Facing Lawned Gardens
- No Onward Chain
- Freehold, Council Tax Band F & EPC Rating E

£598,950

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



www.johnardern.com



10 Audley Close, Lytham

COVERED ENTRANCE

ENTRANCE HALLWAY

14'9 x 6'8 minimum



Spacious central Hall approached through a hardwood outer door with inset glazed panels. Single panel radiator. Ceramic tiled floor. Two overhead lights. Built in cloaks/store cupboard with an overhead light and inner sliding doors revealing further storage space with shelving. Inner Hall leading off to the BEDROOM WING.

OPEN PLAN LOUNGE & DINING ROOM

Spacious principal reception room with a Living and Dining Area.

DINING ROOM

12'3 x 10'2



Leading off the central Hall is a well proportioned Dining Area. With a feature original parquet wood block floor. Sliding double glazed aluminium framed patio doors overlook and give direct access to the rear garden. Double panel radiator. Wall mounted room thermostat. Leading to the Lounge.

LOUNGE

19'6 x 12'9



Second spacious carpeted reception area. Matching double glazed sliding patio doors also overlooking the rear gardens. Two double panel radiators. Focal point is the fireplace with open grate and raised display hearth. Wall light. The parquet flooring continues under the carpet. Door leading to the Study.

STUDY

14'6 x 8'5



Good sized home office/study. UPVC double glazed window overlooks the rear garden. Additional UPVC obscure double glazed opening window to the side elevation. Two double panel radiators. Inner door leads to the integral double Garage.

BREAKFAST KITCHEN

13' x 11'9 approx



UPVC double glazed window overlooks the front garden with two opening lights. Additional high level UPVC obscure double glazed window and a UPVC double glazed full length window, both providing further excellent natural light. Range of eye and low level cupboards and drawers. Incorporating a pull out larder cupboard and adjoining pantry unit. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in laminate working surfaces. Built in appliances comprise: De Dietrich four ring electric induction hob. Zanussi electric oven and grill. Integrated fridge/freezer with matching cupboard fronts. Plumbing for a dishwasher. Single panel radiator. Wood effect flooring. Access to loft space.

UTILITY ROOM

8'6 x 5'10



Useful separate Utility. Sliding double glazed patio doors, overlooking and give direct access to the rear gardens. Stainless steel twin sink unit with a centre mixer tap. Set in laminate working surfaces with cupboards above and below. Plumbing for a washing machine. Space for a fridge/freezer. Double panel radiator. Pine panelled ceiling. Sliding doors reveal a built in store cupboard.

CLOAKS/WC

5'8 x 2'8



Obscure glazed opening window. Two piece white suite comprises: Wash hand basin with an offset mixer tap. Low level WC. Ceramic tiled floor.

INNER HALLWAY

Leading off the central Hall. Access to loft space. Wall mirror. Built in cupboard houses a Baxi gas central heating boiler. Adjoining built in airing cupboard with an insulated hot water cylinder and shelving for linen storage. Doors leading off.

BEDROOM WING

BEDROOM SUITE ONE

19'5 x 13'9 max



(max L shaped measurements) Spacious principal double bedroom suite. Feature pitched ceiling with exposed roof beam. Double glazing sliding patio doors overlook and gives access to the rear garden. Fitted vertical window blinds. Single panel radiator. Telephone point. Bank of fitted wardrobes with sliding mirrored doors. Additional high level hardwood double glazed window to the side elevation. Door leading to the En Suite.

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EN SUITE SHOWER ROOM/WC
9'5 into shower x 6'1



Hardwood obscure double glazed opening window to the side elevation. Three piece suite comprises: Step in shower cubicle with sliding obscure glazed doors and a plumbed shower. Adjoining built in linen store cupboard. Wall hung wash hand basin with a centre mixer tap. Ideal Standard semi concealed low level WC. Display shelf above and splash back tiling. Wall mounted mirror fronted bathroom cabinet. Wall mounted shaving point. Four inset ceiling spot lights above. Extractor fan. Chrome heated ladder towel rail.

BEDROOM TWO
15'9 x 9'8



Second good sized double bedroom. UPVC double glazed window overlooks the front garden with a side opening light. Additional hardwood double glazed window to the side aspect. Fitted window blinds. Single panel radiator.

BEDROOM THREE
11'8 x 11'2



Third double bedroom, currently furnished as a second Sitting Room. UPVC double glazed opening window to the rear elevation with fitted roman blind. Double glazed sliding patio doors overlook and give access to the rear garden. Fitted vertical blinds. Single panel radiator. Loft access. Television aerial point.

BEDROOM FOUR

8'10 x 7'7 plus door reveal



UPVC double glazed opening window overlooks the front elevation. Fitted window blinds. Single panel radiator. Fitted double wardrobe with hanging rails and shelving. Wall mirror.

BATHROOM/WC

6'5 x 5'8



Hardwood obscure double glazed opening window to the front elevation. Three piece coloured suite comprises: Tiled panelled bath with a centre mixer tap and over bath shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls and floor. Single panel radiator. Two wall mirrors. Wall mounted shaving point and display shelf.

OUTSIDE



To the front of the property is a large open plan lawned garden with inset trees, with side shrub borders. A block paved driveway provides good off road parking for a number of cars and leads to the Garaging. Timber gate to the rear garden. A stone flagged pathway leads to the front covered entrance.

OUTSIDE

To the immediate rear is a large private SOUTH FACING enclosed garden. The garden has been laid mainly to lawn with a raised stone flagged patio, stone chipped areas and flagged pathways. Side established shrub borders and inset conifers, mature trees. Outside tap and external lighting. Two timber garden stores.



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INTEGRAL DOUBLE GARAGE

18'2 x 16'6 approx

Approached through two up and over doors. Internal door to the Study. Gas and electric meters. Power and light connected. Hardwood outer door with an inset obscure glazed panel gives access to the side and rear of the property.

CENTRAL HEATING

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

DOUBLE GLAZING

Where previously described the majority of windows have been DOUBLE GLAZED with a mixture of UPVC and hardwood frames.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band F

INTERNET CONNECTION

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

LOCATION

This very spacious four bedroomed detached true bungalow is situated on the award winning development known as 'West Park' and has been occupied by the same owner since it was built in the early 1970's by Bovis Homes Ltd. West Park is situated within a short walk to local shopping facilities in Ansdell on Woodlands Road, and is only minutes away from FAIRHAVEN GOLF COURSE. An internal viewing is strongly recommended to appreciate the potential this property has to offer which is in need of some modernisation, and standing on a large plot with a good sized south facing private rear garden. Audley Close benefits from a quiet cul-de-sac location. No onward chain.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

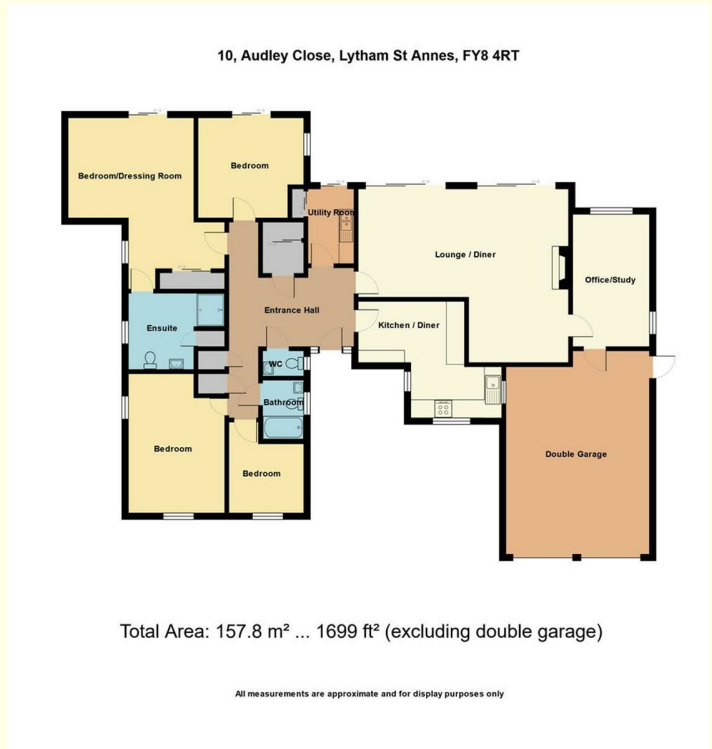
All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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	

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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