



ESTATE AGENTS • VALUER • AUCTIONEERS



4 Oystercatcher Gate, Lytham

- Spacious Detached Dormer Bungalow
- Superbly Presented Throughout
- Lounge, Dining Room & Orangery
- Breakfast Kitchen, Utility & Cloaks/WC
- Ground Floor Bedroom & En Suite Shower Room/WC
- Two Further 1st Floor Double Bedrooms
- Modern 1st Floor Bathroom/WC
- Gardens to the Front & Southerly Facing to the Rear
- Integral Garage & Driveway
- Leasehold, Council Tax Band E & EPC Rating D

Offers In The Region Of £460,000

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



www.johnardern.com



4 Oystercatcher Gate, Lytham

GROUND FLOOR

ENTRANCE HALLWAY

26'8 x 6'8



Tastefully decorated central Hall, approached through an outer door with inset obscure double glazed leaded panels. UPVC obscure double glazed window to the side of the door provides natural light. Top opening light. Corniced ceiling. Double panel radiator. Staircase leads off to the first floor with a white spindled balustrade. Useful under stair cloaks/store cupboard with an overhead light. Wall mounted central heating programmer control. Attractive Pergo wood effect flooring. Cotemporary doors leading off.

CLOAKS/WC

5'1 x 3'7



Two piece white suite comprises: Cersanit wall hung wash hand basin with a centre mixer tap. Roca low level WC. Single panel radiator. Ceramic tiled walls and floor. Two inset ceiling spot lights and extractor fan.

LOUNGE

15' x 11'9



Well proportioned principal reception room. UPVC double glazed windows overlook the front garden with views along Oystercatcher Gate and the centre 'Village' Green in the distance. Three top opening lights and fitted wooden shutters. Double panel radiator. Corniced ceiling. Wood effect flooring. Two wall lights. Television aerial point. Focal point of the room is a fireplace with a display surround, raised hearth and inset supporting a gas coal effect living flame fire.

DINING ROOM

10'8 x 8'3



Second reception room approached through double opening part glazed doors from the Hall. Matching Pergo wood effect flooring. Corniced ceiling. Television aerial point. Double panel radiator. Overhead light. UPVC double glazed double opening French doors give access to the adjoining Orangery.

ORANGERY

16'4 x 10'9



Superb addition to the property providing an additional family reception room. Double glazed Lantern ceiling and inset ceiling spot lights. UPVC double glazed windows enjoy views of the rear garden with six top opening lights and fitted window blinds. Two windows to the side have obscure glazing for privacy. Central double opening double glazed French doors give direct garden access and have integral blinds fitted. Wood effect flooring. Double panel radiator. Television aerial point.



BREAKFAST KITCHEN

14'1 x 8'3

UPVC double glazed window overlooks the rear garden with two top opening lights and fitted roller blinds. Range of eye and low level cupboards and drawers. Incorporating corner display shelving. Blanco one and a half bowl single drainer sink unit with a centre mixer tap. Set in roll edged working surfaces with splash back tiling. Built in appliances comprise: Bosch four ring electric induction hob. AEG extractor fan above. AEG electric double oven and grill. Integrated fridge/freezer with matching cupboard fronts. Single panel radiator. Concealed television aerial point. Additional UPVC double glazed window to the side elevation with a top opening light and fitted roller blind. Archway to the Utility.



UTILITY ROOM

7'1 x 5'1



Useful separate Utility area. UPVC outer door with an inset obscure double glazed decorative panel leads to the side of the property. Fitted eye level cupboards. Work surface with splash back tiling. Plumbing for both a washing machine and dishwasher below. Space for a condensing tumble dryer if required or additional fridge etc. Single panel radiator. Door reveals a useful built in pantry/store cupboard with overhead light.

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BEDROOM SUITE ONE

14'1 x 10'4



Spacious ground floor double bedroom. UPVC double glazed window looking through the Orangery to the rear elevation with two top opening lights. Corniced ceiling. Single panel radiator. Range of fitted furniture comprises: Two double wardrobes. Knee-hole dressing table with drawers either side. Matching bedside drawers, fitted headboard and additional drawer unit. Television aerial point. Door leads to the En Suite.



EN SUITE SHOWER ROOM/WC

7'4 x 6'2



UPVC obscure double glazed window to the side elevation with a top opening light. Three piece modern white suite comprises: Wide step in tiled shower cubicle with sliding glazed doors and a plumbed shower. Vanity wash hand basin with a centre mixer tap and cupboard below. Illuminated mirror above. Low level WC completes the suite. Mirror-fronted bathroom cabinet. Single panel radiator. Ceramic tiled walls and floor. Four inset ceiling spot lights and extractor fan.

FIRST FLOOR LANDING

6'8 x 5'3



Approached from the previously described staircase with matching spindled balustrade. Access to loft space. Built in airing cupboard houses a hot water cylinder (replaced approx 3 years ago) with a pine shelf above for linen storage. Matching contemporary doors leading off.

BEDROOM TWO

16'7 into dormer x 11'8



Second spacious double bedroom. UPVC double glazed window to the rear elevation with two top opening lights and fitted window blinds. Double panel radiator. Television aerial point. Bank of fitted wardrobes to one wall with a central cupboard with shelving and drawers below. Matching freestanding bedside drawers and a fitted headboard.

BEDROOM THREE

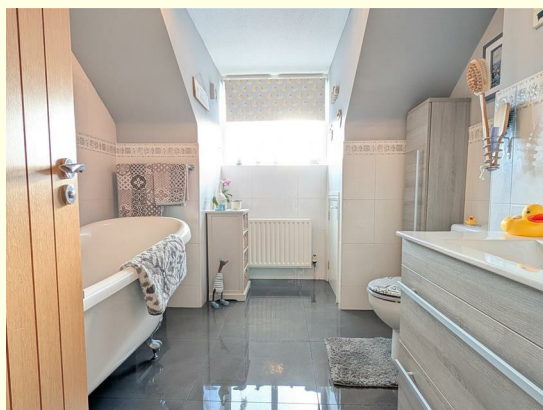
16'7 into dormer x 8'6



Third tastefully presented double bedroom. UPVC double glazed window overlooking the rear of the property with two top opening lights. Additional double glazed window to the side provides further good natural light. Top opening light and window blinds. Double panel radiator. Bank of fitted wardrobes comprising a single and a double.

BATHROOM/WC

10'6 into dormer x 8'3



UPVC obscure double glazed window to the rear elevation with two top opening lights

and window blind. Three piece modern white suite comprises: Freestanding 'claw & ball' bath with a centre mixer tap and hand held shower attachment. Wide vanity wash hand basin with a centre mixer tap and drawers below. Illuminated mirror above. Roca low level WC completes the suite. Matching wall hung bathroom cabinet. Double panel radiator. Part tiled walls and polished tiled floor. Overhead light and a wall mounted extractor fan.

OUTSIDE



To the front of the property there is an open plan lawned garden with well kept flower beds. A driveway provides off road parking and leads directly to the Garage and the front canopied entrance with external wall light. Printed concrete pathway leads down the side of the property with a timber gate giving direct rear garden access. External gas and electric meters.

To the immediate rear there is a good sized rear garden, enjoying a sunny South Easterly facing aspect. With a matching printed concrete sun terrace and rear lawn with side raised flower beds. Outside lighting and garden tap. All weather power points. Very useful garden store with double opening doors. A further stone flagged and stone chipped pathway leads down one side of the house and provides a useful bin store area, again with outside lighting.



INTEGRAL GARAGE

16'6 x 8'4

Integral brick garage approached through an up & over door. A side personal door leads directly into the Hallway. Power and light supplies connected. Wall mounted 'Main' gas central heating boiler, serviced annually.

CENTRAL HEATING

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC units.

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 £150. Council Tax Band E

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MAINTENANCE

A Cypress Point management company has been formed to administer and control outgoing expenses to communal gardens and landscaping. A figure of £556 per annum is currently levied.

INTERNET CONNECTION

This is a full-fibre connection is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

This superbly presented and deceptively spacious three bedroomed detached dormer bungalow is situated on the popular landscaped development known as Cypress Point built by Kensington Developments Ltd. Cypress Point is conveniently placed within easy reach of both Lytham and St Annes town centres with their comprehensive shopping facilities and town centre amenities. Transport services and local shops are also readily available nearby in Ansdell on Woodlands Road, together with a number of local schools and golf courses also in close proximity. Early viewing recommended.

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		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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