



ESTATE AGENTS • VALUER • AUCTIONEERS



42 Rogerley Close, Lytham

- Link Detached True Bungalow
- Quiet Cul de Sac Location within Easy Reach of Lytham Centre
- Lounge
- Dining Kitchen & Sun Lounge
- Two Bedrooms & Bathroom/WC
- Good Sized Enclosed Sunny Rear Garden
- Garage & Off Road Parking
- In Need of Some Modernisation
- No Onward Chain
- Leasehold, Council Tax Band D & EPC Rating D

£289,950

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



www.johnardern.com



42 Rogerley Close, Lytham

SIDE ENTRANCE

Covered side entrance with a tiled floor. UPVC outer door with an inset obscure double glazed panel leads to:

HALLWAY

3.71m x 1.47m max (12'2 x 4'10 max)

(max L shaped measurements) Carpeted hallway with a fitted door mat. Double panel radiator. Wall mounted central heating programmer control.

LOUNGE

4.19m x 3.61m (13'9 x 11'10)

Leading off the Hallway through a decorative glazed panel door. Well proportioned principal reception room. Double glazed leaded oriel bay window overlooks the front garden with views along Rogerley Close. Two top opening lights and a deep display sill. Fitted vertical window blinds. Corniced ceiling. Double panel radiator. Television aerial point. Telephone point. Focal point of the room is a fireplace with a white display surround and a raised hearth and inset.



DINING KITCHEN

3.89m x 2.64m (12'9 x 8'8)

Again approached through a decorative glazed door from the Hall. UPVC double glazed window overlooks the rear garden with two top opening lights. Additional original hardwood leaded window to the side elevation with a top opening light. Eye and low level cupboards and drawers. Stainless steel sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling. Electric cooker point. Space for a fridge/freezer. Plumbing for a washing machine. Double panel radiator. UPVC double glazed door leading to the adjoining Sun Lounge.



SUN LOUNGE

3.51m x 2.31m (11'6 x 7'7)

Pitched glazed ceiling. UPVC double glazed double opening French doors overlooking and giving direct access to the rear garden. Full length double glazed panels to either side of the doors. Two wall lights. Double panel radiator. Door leads to the attached Garage.



BEDROOM ONE

4.17m x 3.28m max (13'8 x 10'9 max)

Double glazed leaded window overlooks the front of the bungalow with two top opening lights. Fitted vertical window blinds. Double panel radiator. Fitted bedroom furniture comprises: Two doubles and a single wardrobe. Matching bedside drawer units, fitted bed headboard and over bed storage units. Dressing table with six drawers below. Built in cupboard houses a wall mounted Ideal Logic gas central heating boiler. Adjoining built in wardrobe/store cupboard.

42 Rogerley Close, Lytham



BEDROOM TWO

2.79m x 2.36m (9'2 x 7'9)

Second double bedroom. UPVC double glazed window overlooks the rear garden. Top opening light. Single panel radiator.



BATHROOM/WC

2.26m x 1.65m (7'5 x 5'5)

UPVC obscure double glazed window to the rear elevation with a top opening light. Fitted roller blind. Three piece white suite comprises: Panelled bath with a Triton T80 electric over bath shower and a glazed shower screen. Pedestal wash hand basin. Low level WC completes the suite. Chrome heated ladder towel rail. Tiled walls and floor. Access to loft space.



OUTSIDE

To the front of the bungalow is an open plan garden, landscaped for ease of maintenance with block paving and having a central stone chipped area. Matching driveway provides off road parking and leads to the attached Garage. Matching block paved pathway leads down to the side of the bungalow to the side entrance. Timber gate give direct rear garden access.

To the immediate rear is a good sized enclosed garden enjoying a sunny aspect. With a block paved patio area and matching pathways. Rear lawn with side flower and shrub borders.



GARAGE

5.03m x 2.57m (16'6 x 8'5)

Attached Garage approached through an up and over door. Power and light connected. Gas and electric meters. Garden tap. Obscure single glazed window provides some natural borrowed light. Adjoining internal door leading to the Sun Lounge.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Ideal Logic combi boiler concealed in Bedroom One 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 £10. Council Tax Band D

42 Rogerley Close, Lytham

INTERNET CONNECTION

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

LOCATION

This two bedroomed link detached true bungalow is situated at the top of a quiet cul de sac just off South Park, being within distance into the centre of Lytham with its well planned tree lined shopping facilities and town centre amenities. There are transport services running through South Park leading to both Lytham and St Annes centres. This development known as 'South Park' was constructed in the early 1970's and is also within walking distance of Lytham Hall Park Primary School. Viewing strongly recommended to appreciate the potential this property has to offer. No onward chain.

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

THE GUILD

John Ardern & 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 Ardern & 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

42, Rogerley Close, Lytham St Annes, FY8 4PL



Total Area: 81.1 m² ... 873 ft²

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

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	86

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



John Ardern & 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.