



ESTATE AGENTS • VALUER • AUCTIONEERS



## 6 Nookfield Close, Lytham

- Link Detached True Bungalow
- Spacious Lounge with Dining Area
- Kitchen
- Two Fitted Double Bedrooms
- Shower Room/WC
- Good Sized Private Rear Garden
- Garage & Driveway
- Within Walking Distance of Lytham Centre
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating D

**£310,000**

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



[www.johnardern.com](http://www.johnardern.com)



## 6 Nookfield Close, Lytham

### COVERED ENTRANCE

Steps lead up to the covered porch entrance with an external wall light.

### HALLWAY

**3.58m x 2.01m max (11'9 x 6'7 max)**

Central L shaped Hall approached through a UPVC outer door with an inset obscure double glazed leaded panel. Full length obscure double glazed leaded panel to the side provides further excellent natural light. Laminate wood effect flooring. Corniced ceiling. Access to the loft space. Double panel radiator. Doors leading off to all rooms.

### LOUNGE WITH DINING AREA

**6.10m x 3.28m (20' x 10'9)**

Very well proportioned through reception room. UPVC double glazed window overlooks the front garden with a side opening light and fitted vertical window blinds. UPVC French door with an inset double glazed panel gives direct access to the rear garden. Two UPVC double glazed opening windows to either side of the door overlook the rear garden. Two single panel radiators. Corniced ceiling. Internet point. Television aerial point. Focal point of the room is a fireplace with a display surround, matching raised hearth and inset supporting an electric coal effect fire.



### KITCHEN

**3.48m x 2.67m (11'5 x 8'9)**

UPVC double glazed window enjoys an outlook over the rear garden. Side opening light and fitted roller blind. Adjoining UPVC door gives direct garden access. Range of eye and low level cupboards and drawers. Wine rack. Stainless steel single drainer sink unit set in laminate roll edged working surfaces. Splash back tiling and concealed downlighting. Freestanding Indesit electric cooker with a four ring hob, oven and grill. Space for a fridge/freezer. Plumbing for a washing machine. Laminate wood effect flooring. Telephone point. Three inset ceiling spot lights. Single panel radiator.



### BEDROOM ONE

**3.96m x 3.38m (13' x 11'1)**

Good sized principal double bedroom. UPVC double glazed window overlooks the rear garden with a side opening light. Corniced ceiling. Television aerial point. Range of fitted bedroom furniture comprises: Double and single wardrobe. Overbed storage units with concealed strip light. Adjoining fitted cupboards with a display shelf and double panel radiator below. Further fitted display cupboards/dressing table. Telephone point.





# 6 Nookfield Close, Lytham



## BEDROOM TWO

2.97m x 2.67m (9'9 x 8'9)

Second fitted double bedroom. UPVC double glazed window overlooks the front garden with a side opening light. Corniced ceiling. Television aerial point. Range of fitted bedroom furniture comprises: Two single wardrobes. Overbed storage units with concealed strip light. Fitted display cupboards/dressing table. Single panel radiator.



## SHOWER ROOM/WC

2.31m x 1.68m (7'7 x 5'6)

UPVC obscure double glazed window to the front elevation with a top opening light and fitted vertical blinds. Three piece white suite comprises: Corner shower cubicle with a pivoting glazed door and a Mira Vie electric shower. Vanity wash hand basin with a centre mixer tap, cupboard and drawers below. Roca low level WC completes the suite. Single panel radiator. Part tiled walls. Inset ceiling spot lights. Mirror fronted bathroom cabinet.



## OUTSIDE

To the front of the bungalow is an open plan garden, laid for ease of maintenance with stone chippings and having a central circular flower bed with inset mature palm. An adjoining concrete driveway provides off road parking and leads directly to

the Garage. Matching pathway leads to the front covered entrance. Timber gate and pathway leads down the side of the property, providing a useful bin store area, with a 2nd timber gate giving direct access to the rear garden.

To the immediate rear is a good sized garden, enjoying a private sunny aspect. The garden has been laid to lawn with well stocked side flower and shrub borders. Stone flagged pathways and a feature circular stone flagged patio to the side. Outside tap and lighting.



## GARAGE

6.55m x 2.64m (21'6 x 8'8)

Good sized garage approached through an electric up and over door. UPVC rear personal door with an inset obscure double glazed panel leads to the rear Garden. Wall mounted gas and electric meters. Power and light connected. Wall mounted Worcester combi gas central heating boiler.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler in the Garage 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 C

## INTERNET CONNECTION

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

## LOCATION

This nicely presented two bedroomed link detached true

## 6 Nookfield Close, Lytham

bungalow with a good sized private rear garden is situated in 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 and the grounds of Lytham Hall. Viewing recommended. 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto: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](http://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 April 2025

6, Nookfield Close, Lytham St Annes, FY8 4QD



Total Area: 58.9 m<sup>2</sup> ... 634 ft<sup>2</sup> (excluding garage)

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](http://www.johnardern.com)

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 83        | England & Wales                                                 | EU Directive 2002/91/EC | 62        |



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.