



ESTATE AGENTS • VALUER • AUCTIONEERS



92 South Park, Lytham

- Tastefully Presented Family Detached House
- Excellent Location Yards from Lytham Hall Park Primary School
- Lounge & Modern Open Plan Dining Kitchen
- Utility & Cloaks/WC
- Three Double Bedrooms & Office/Fourth Bedroom
- Modern Bathroom/WC
- Private Garden to the Rear
- Off Road Parking with Electric Car Charging Point
- Small Integral Garage Ideal for Storage
- Freehold, Council Tax Band D & EPC Rating D

£389,950

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



www.johnardern.com



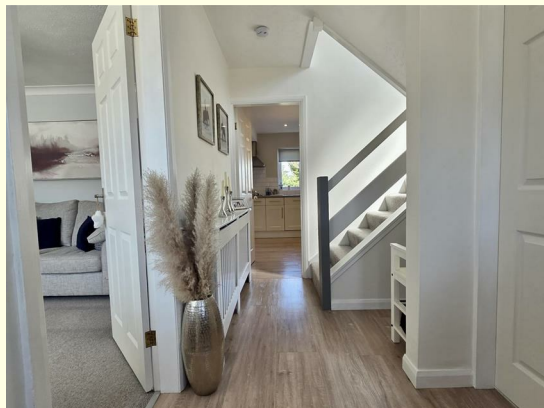
92 South Park, Lytham

GROUND FLOOR

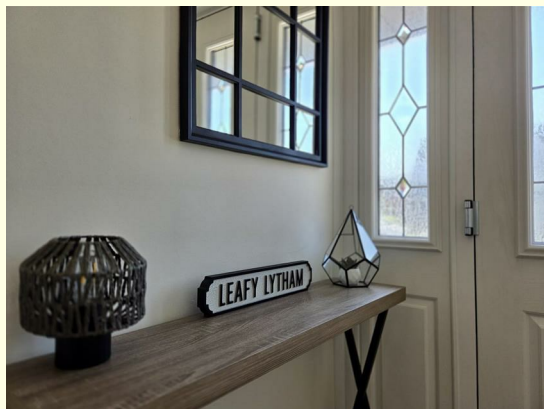
Covered front entrance with an external wall mounted light.

HALLWAY

12'5 x 7'1 max



(max L shaped measurements) Tastefully presented Entrance Hall. Approached through a modern composite outer door with inset obscure glazed panels. Matching double glazed panel to the side gives natural light to the Hallway. Telephone/internet point. Double panel radiator. Turned staircase with a ranch style balustrade leads to the first floor. Useful under stair store cupboard. Wall mounted Hive central heating programmer control. Karndean wood effect flooring. Matching white panelled doors lead off.



CLOAKS/WC

5'8 x 3'7



UPVC obscure double glazed opening window to the front elevation. Two piece modern white suite comprises: Low level WC. Pedestal wash hand basin with a centre mixer tap. Part ceramic tiled walls and floor. Chrome heated ladder towel rail. Overhead light.

LOUNGE

13' x 11'9



Nicely decorated reception room. UPVC double glazed window overlooks the front garden with two side opening lights and fitted window blinds. Single panel radiator. Television aerial point. Corniced ceiling. Focal point is a raised stone hearth and wooden display plinth.

OPEN PLAN DINING KITCHEN

21'8 x 10'8



Superb modern open plan family Dining Kitchen. UPVC double glazed window enjoys an outlook over the rear garden with two side opening lights and fitted roller blind. UPVC double glazed sliding patio doors overlook and give direct access to the rear garden, with fitted vertical blinds. Good range of modern eye and low level cupboards and drawers, incorporating two glazed display units. Stainless steel single drainer one and a half bowl sink unit with a centre mixer tap. Set in wood effect laminate working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Beko four ring gas hob. Ariston illuminated extractor canopy above. Electrolux electric double oven and grill. Integrated Whirlpool dishwasher and integrated fridge, both with matching cupboard fronts. Matching Karndean wood effect flooring. Wall mounted column radiator in anthracite grey. Inset ceiling spot lights. Aerial point and power socket for a wall mounted TV. Door leading to the Utility Room.



UTILITY ROOM

11'10 x 7'5



Useful separate Utility Room, originally part of the Garage. UPVC double glazed window to the rear elevation with a side opening light. Adjoining UPVC outer door with an inset double glazed panel gives direct rear garden access. Eye and low level fitted cupboards. Matching work top with space and plumbing below for a washing machine and tumble dryer. Space for a freestanding fridge/freezer if required. Television aerial point. Double panel radiator. Ceramic tiled floor. Internal door leading to the Garage.

INTEGRAL GARAGE

12'3 x 7'10

Small Garage providing excellent storage space, approached from the front driveway through an up and over door. Power and light connected. Wall mounted gas and electric meters. Wall mounted Glowworm combi gas central heating boiler.

FIRST FLOOR LANDING



Split level Landing approached from the previously described staircase with a matching ranch balustrade. High level UPVC obscure double glazed window provides excellent natural light to the Stairs and Landing areas. Steps lead up to the open plan Office/Bedroom Four. From the main Landing matching white panelled doors lead off to all first floor rooms. Access to the loft space.

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OFFICE/FOURTH BEDROOM

14'6 x 7'5



Superb well proportioned open plan Study which could easily be used as a 4th Bedroom with the addition of a door. UPVC double glazed windows to both the front and rear elevations, both with side opening lights and window blinds. Single panel radiator. Telephone point.



BEDROOM ONE

13'9 x 11'9



Principal double bedroom with a UPVC double glazed window enjoying an outlook the rear of the property with two side opening lights and fitted window blinds. Single panel radiator. Bank of fitted wardrobes with sliding doors and an inset mirrored panel. Further storage space above.



BEDROOM TWO

11'9 x 8'10



Second nicely decorated double bedroom. UPVC double glazed window overlooks the front of the property. Two side opening lights and fitted window blinds. Double panel radiator.

BEDROOM THREE

10'10 x 8'9



Third larger than average double bedroom. UPVC double glazed window overlooks the rear aspect with two side opening lights and fitted roller blind. Double panel radiator. Built in cupboard with a hanging rail and storage above.

BATHROOM/WC

8'2 x 5'8



Superb modern family bathroom. UPVC obscure double glazed window with

a side opening light and fitted window blinds. Tiled display sill. Three piece modern white suite comprises: Tiled panelled bath with a centre mixer tap. Glazed shower screen, plumbed overhead shower and additional hand held shower attachment. Recessed tiled display. Wall hung vanity wash hand basin with a centre mixer tap and drawers below. Illuminated mirror fronted bathroom cabinet above. Low level WC completes the suite. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Inset ceiling spot lights and extractor fan.

OUTSIDE



To the front of the property is an open plan garden, laid to lawn with a front low level shrub border. A wide driveway provides excellent off road parking and leads to the front covered entrance and Garage. Wall mounted electric car charging point. A timber gate and concrete pathway leads down the side of the property to the rear and provides a useful bin store area.

To the immediate rear is a good sized enclosed family garden approximately 35' x 30'. The garden has been laid to lawn with two rear corner flagged patio areas. Outside tap and security lighting. Note: The property backs on to true bungalows so isn't directly overlooked from the rear.



CENTRAL HEATING (COMBI)

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

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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 D

INTERNET CONNECTION

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

LOCATION

This superbly presented and spacious detached family house has been the subject of expenditure and improvement over recent years of which an early inspection will confirm. The property is situated on the popular development known as 'South Park' constructed originally in the early 1970's and being within easy walking distance to the centre of Lytham with its well planned shopping facilities and town centre amenities. The highly regarded Lytham Hall Park Primary School is a 2 minute walk away. Lytham Hall and its beautiful parkland are an easy 5 minute stroll away via the side entrance on Forest Drive and Fairhaven Golf Club is also close by. Viewing essential.

VIEWING THE PROPERTY

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INTERNET & EMAIL ADDRESS

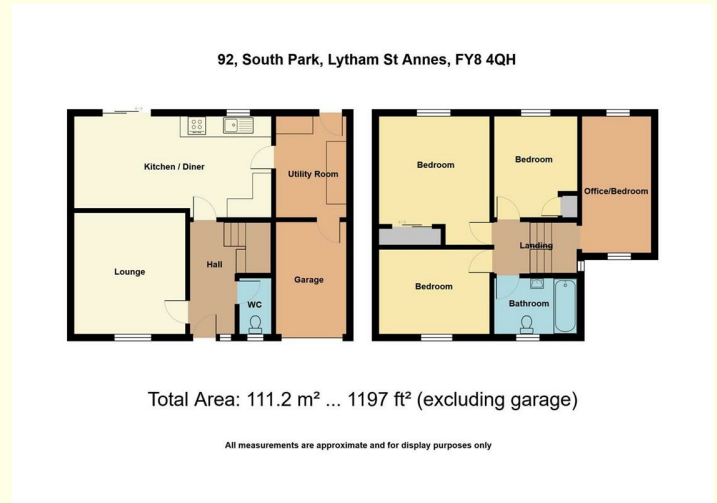
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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

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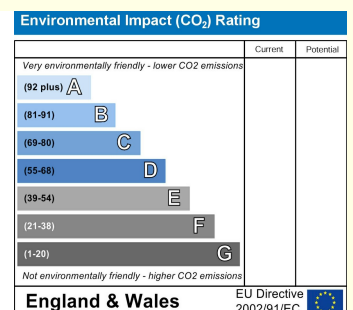
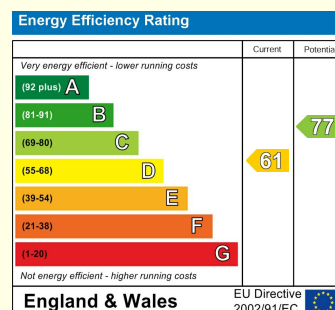
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