



ESTATE AGENTS • VALUER • AUCTIONEERS



121 South Park, Lytham

- Spacious Chalet Style Detached Family House
- Spacious Lounge & Dining Room
- Brand New Fitted Kitchen
- Ground Floor 4th Bedroom/Study
- Three 1st Floor Bedrooms & Family Bathroom/WC
- South Facing Rear Garden
- Integral Garage & Excellent Off Road Parking
- Yards from Lytham Hall Park Primary School
- No Onward Chain
- Leasehold, Council Tax Band D & EPC Rating D

£349,950

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



www.johnardern.com



121 South Park, Lytham

GROUND FLOOR

ENTRANCE PORCH

1.60m x 1.42m (5'3" x 4'8")

Approached through a UPVC outer door with an inset obscure stained glass leaded panel. Matching obscure double glazed panel to the side. Single panel radiator. Dado rails and wall light. Tiled floor. Inner glazed panel door leading to the Lounge.

LOUNGE

5.11m x 3.56m (16'9" x 11'8")

Spacious reception room with a UPVC double glazed oriel bay window overlooking the front garden. Deep display sill and two side opening lights. Double panel radiator and two single panel radiators. Corniced ceiling. Two wall lights. Television aerial point. Telephone/internet point. Focal point of the room is a fireplace with a display surround, raised tiled hearth and cast iron inset, supporting a gas coal effect living flame fire. Staircase leads off to the first floor with a white spindled balustrade. Recently fitted new carpets. Double opening glazed panel doors lead to the adjoining Dining Room.



DINING ROOM

4.19m x 3.48m (13'9" x 11'5")

Second tastefully presented reception room. UPVC double glazed double opening French doors overlook the south facing rear garden. Single panel radiator. Corniced ceiling. Overhead light and two wall lights. New matching carpet. Doors lead off to both the Study/Bedroom and Kitchen.



STUDY/BEDROOM FOUR

3.61m x 2.26m (11'10" x 7'5")

Useful ground floor extension leading itself to a variety of uses to suit. High level UPVC double glazed window to the front elevation. Additional UPVC double glazed window overlooks the rear gardens with a side opening light. Double panel radiator. Overhead light.

KITCHEN

3.45m x 3.28m (11'4" x 10'9")

Brand new fitted Howdens Kitchen installed in July/August 2024. UPVC double glazed window overlooks the rear garden with a side opening light. Good range of fitted eye and low level cupboards and drawers. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in wood effect laminate working surfaces with a matching splash back. New built in appliances comprise: Beko four ring gas hob. Lamona illuminated extractor hood above. Indesit electric oven and grill. Lamona integrated dishwasher. Space for a fridge/freezer. Wall mounted column radiator. Corniced ceiling and overhead lighting. White panelled door leads to the integral GARAGE.



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FIRST FLOOR LANDING

2.59m x 0.76m (8'6" x 2'6")

Approached from the previously described staircase. Access to the part boarded loft space with a light. Large built in carpeted linen store cupboard 5'1" x 2'7" with a power socket. White panelled doors leading off.

BEDROOM ONE

4.19m x 3.00m (13'9" x 9'10")

Principal double bedroom. UPVC double glazed window enjoys an outlook to the front elevation with side views towards the small local park. Two side opening lights. Single panel radiator. Corniced ceiling and overhead light. Newly fitted carpet.



BATHROOM/WC

3.28m x 1.93m (10'9" x 6'4")

Good sized refurbished family bathroom. UPVC obscure double glazed window to the rear elevation with two top opening lights and fitted roller blind. Four piece white suite comprises: Step in shower cubicle with a pivoting glazed door and a Triton electric shower. New corner panelled bath. New vanity wash hand basin with drawers below and a centre mixer tap. New low level WC completes the suite. Part tiled walls. Heated ladder towel rail. Overhead light and a ceiling extractor fan.



BEDROOM TWO

4.19m max x 2.84m (13'9" max x 9'4")

Second double bedroom. UPVC double glazed window to the rear aspect with a side opening light. Single panel radiator. Corniced ceiling and an overhead light. Newly fitted carpet.



OUTSIDE

To the front of the property is an open plan lawned garden with an good sized pre printed patterned concrete driveway providing excellent off road parking and leads directly to the Garage. An ornamental gate to the side of the house with a concrete pathway leads to the rear garden and provides a useful bin store area.

To the immediate rear is an enclosed garden enjoying a sunny SOUTH FACING aspect. The garden has been laid to lawn with a stone flagged patio area and side stone chipped borders. Garden tap and timber shed.



BEDROOM THREE

3.00m x 2.46m (9'10" x 8'1")

Third good sized bedroom. UPVC double glazed window to the front elevation with a side opening light. Single panel radiator. Fitted double wardrobe with a hanging rail and storage above.

GARAGE

5.31m x 2.62m (17'5" x 8'7")

Integral brick garage approached through an up and over door. Additional UPVC door with an inset obscure double glazed panel leads to the side of the house. Power and light connected. Wall mounted gas and electric meters. Garden tap. Wall mounted Glowworm combi gas central heating boiler (approx 5 years old). Fitted working surface with plumbing and space below for both a washing machine and tumble dryer. Internal door leads to the Kitchen.

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CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Glowworm combi boiler (approx 5 years old) 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 £15. 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 deceptively spacious and well presented three/four bedrooomed detached chalet style house enjoys a cul de sac location with a south facing rear garden. 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 together with a small local park close by. 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. No onward chain.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

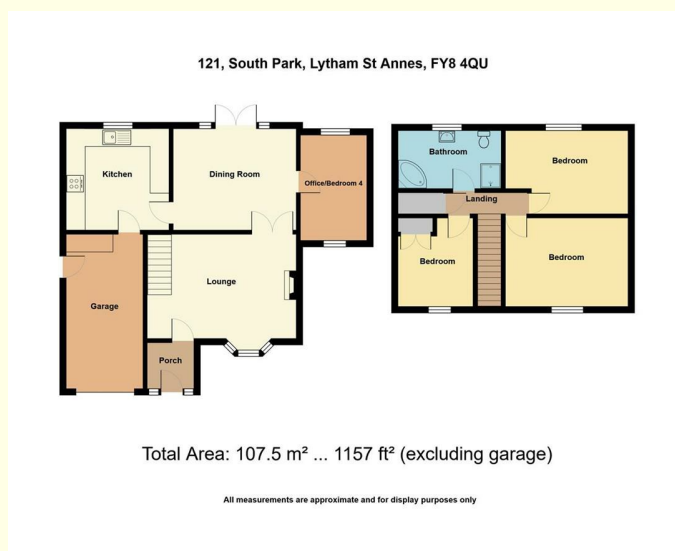
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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 May 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	79

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	



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