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## 11 Holcroft Place, Lytham

- Superb Semi Detached True Bungalow
- Spacious Lounge
- Brand New Fitted Kitchen
- Two Bedrooms
- New Shower Room/WC
- Garden to the Front & Rear
- Garage & Off Road Parking
- Gas Central Heating, New Radiators and New Windows
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating E

**£295,000**

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



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

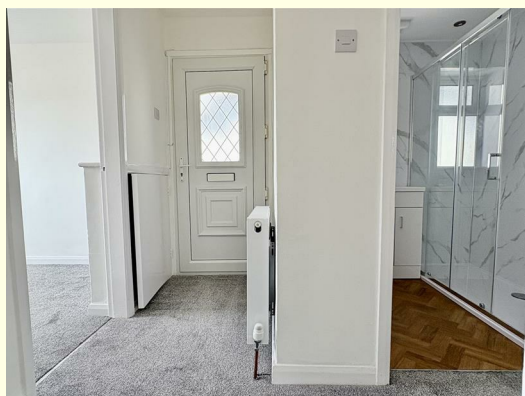


## 11 Holcroft Place, Lytham

### SIDE COVERED ENTRANCE

#### HALLWAY

L shaped entrance Hall approached through a UPVC outer door with inset obscure double glazed panels. Corniced ceiling. Access to the loft space with a light and a pull down ladder. Side built in electric meter cupboard with modern consumer box. New double panel radiator. Telephone point. Wired smoke alarm. White panelled doors lead off.



### LOUNGE WITH DINING AREA

**4.80m x 3.51m (15'9 x 11'6)**

Good sized reception room. Recently decorated with newly fitted carpets throughout. UPVC double glazed window overlooks the front aspect with a side opening light. Corniced ceiling and an overhead light. Internet point. New panel radiator.



### KITCHEN

**2.67m x 2.64m (8'9 x 8'8)**

Newly fitted modern Kitchen. UPVC double glazed window enjoys an outlook over the rear garden with two top opening lights. New outer door with an obscure double glazed panel leads to the side driveway and rear garden. Range of eye and low level cupboards and drawers. Single drainer sink unit with a centre mixer tap. Set in wood effect laminate working surfaces with splash back tiling. New built in appliances comprise: Bosch four ring gas hob with a contemporary illuminated extractor fan above. Bosch electric oven and grill below.

Integrated Zanussi fridge/freezer and Zanussi washing machine, both with matching cupboard fronts. Four ring ceiling spot lights. Laminate wood effect flooring. Wired smoke alarm.



### BEDROOM ONE

**4.17m x 3.53m (13'8 x 11'7)**

Good sized principal double bedroom, again newly decorated with matching new carpet. UPVC double glazed window overlooks the rear garden with two top opening lights. Double panel radiator. Overhead light.



### BEDROOM TWO

**3.15m x 2.67m max (10'4 x 8'9 max)**

Second double bedroom. UPVC double glazed window overlooks the front elevation with a side opening light. Double panel radiator. Overhead light. Built in cupboard houses a wall mounted Worcester combi gas central heating boiler (approx 3 years old).



# 11 Holcroft Place, Lytham



## SHOWER ROOM/WC

1.85m x 1.63m (6'1 x 5'4)

Brand new three piece white bathroom suite. UPVC obscure double glazed window to the side elevation with a top opening light. Wide step in shower cubicle with sliding glazed doors, plumbed overhead shower and an additional hand held shower attachment. Vanity wash hand basin with a centre mixer tap and cupboard below. Low level WC completes the suite. Four inset ceiling spot lights. Ceiling extractor fan. Contemporary chrome heated ladder towel rail. Waterproof wall panelling.



## OUTSIDE

To the front of the bungalow is an open plan garden, laid for ease of maintenance with light grey stone chippings. A concrete pathway and stone flagged driveway provides off road parking and leads down the side of the property. External lighting and garden tap.

The easily managed rear garden leads off and has a newly laid central lawn with aide flower and shrub borders and stone flagged pathways.



## GARAGE

5.61m x 2.64m max (18'5 x 8'8 max)

Single Garage approached through an up and over door. Power and light connected. UPVC obscure double glazed window to the side provides some natural borrowed light.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (approx 3 years old) serving new panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with new 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 approx £20 (Solicitor to confirm). 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>

# 11 Holcroft Place, Lytham

## LOCATION

A tastefully presented two bedroomed semi detached true bungalow conveniently situated on the ever popular development known as South Park constructed in the early 1970's by Moore Brothers. It is within a pleasant stroll to both the centre of Lytham and Ansdell with their comprehensive shopping facilities and town centre amenities. There are transport services running adjacent through South Park linking both Lytham and St Annes centres and also to Great Eccleston via Kirkham. The bungalow is also within yards to Lytham Hall Park Primary School and lies close to Fairhaven Golf Course and Lytham Hall with its park, cafe and grounds. Lytham Hall also hosts many events throughout the year. No onward chain

## 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](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 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](http://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 May 2025

## 11, Holcroft Place, Lytham St Annes, FY8 4PW



Total Area: 58.6 m<sup>2</sup> ... 631 ft<sup>2</sup>

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. Arden FNAEA

Sales Manager: Zoe J. Arden (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	83

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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