



ESTATE AGENTS • VALUER • AUCTIONEERS



19 Greenhey, Lytham

- Spacious Semi Detached Dormer Bungalow
- Large Lounge with Dining Area Leading Off
- Fitted Breakfast Kitchen
- Two Ground Floor Bedrooms
- Modern Ground Floor Shower Room/WC
- 1st Floor En Suite Bedroom with Dressing Room/Study
- Fourth 1st Floor Bedroom
- Attractive Rear Landscaped Garden
- Excellent Off Road Parking to the Front
- Leasehold, Council Tax Band B & EPC Rating D

£349,950

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



www.johnardern.com



19 Greenhey, Lytham

GROUND FLOOR

SIDE ENTRANCE

HALLWAY

13'5 x 8'9



Central Hall approached through an outer door with an inset obscure stained glass leaded panel. Matching side panel and further full length obscure double glazed panel providing excellent natural light. Corniced ceiling with inset spot lights. Turned staircase leads to the first floor with a spindled balustrade and an understair gas and electric meter cupboard. Laminate wood effect strip floor. Panel radiator. Contemporary doors leading off.

LOUNGE

20'3 x 16'



Very impressive and tastefully presented family reception room, which has previously been extended into the original Garage. Two large matching UPVC double glazed picture windows overlook the front aspect, both with two top opening lights and fitted window shutters. Number of inset ceiling spot lights. Double panel radiator. UPVC double glazed double opening French doors overlook and give direct rear garden access. Square arch leads to the adjoining Dining Area.



OPEN PLAN DINING ROOM

8'7 x 8'5



UPVC double glazed double opening French doors also giving direct rear garden access. UPVC double glazed window with two top opening lights and integral window blinds. Double panel radiator. Matching laminate wood effect flooring. Inset ceiling spot lights.

BREAKFAST KITCHEN

14'7 x 10'4



Well fitted modern family Kitchen. UPVC double glazed window overlooks the rear garden with a side opening light and fitted roller blind. Adjoining UPVC outer door with inset obscure double glazed panels leading to the rear garden. Range of eye and low level cupboards and drawers. Single drainer sink unit with a centre mixer tap set in heat resistant working surfaces with splash back tiling. Fitted breakfast bar with space for a wine fridge below. Built in appliances comprise: Four ring gas hob with an illuminated extractor canopy above. Hotpoint electric oven and grill. Hisense integrated dishwasher with a matching cupboard front. Hisense freestanding American style fridge/freezer with a water dispenser. Hisense freestanding washing machine. Two wall lights. Corniced ceiling and inset ceiling spot lights. Double panel radiator.



REAR HALLWAY

12' x 2'8

Leading off the central Hall to the ground floor bedroom wing. Matching wood effect laminate flooring. Corniced ceiling and two inset spot lights.

BEDROOM THREE

13'1 x 9'10 plus door reveal



Ground floor double bedroom with a UPVC double glazed window to the front elevation. Two top opening lights and fitted vertical blinds. Corniced ceiling. Double panel radiator. Fitted wardrobe with an additional cupboard and drawers below. Adjoining knee-hole dressing table with a drawer below and matching wall mirror above.

BEDROOM FOUR/STUDY

9'6 x 8'6



Currently used as a ground floor Study but could easily be used as a 4th bedroom if required. UPVC double glazed window to the side elevation with two top opening lights. Fitted window blinds. Double panel radiator. Wood effect laminate flooring. Corniced ceiling. Open wardrobe (doors have been removed) with cloaks hanging space.

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SHOWER ROOM/WC

7'2 x 7'



Modern three piece white family bathroom suite installed approximately 5 years ago. UPVC obscure double glazed window to the side aspect with a side opening light and tiled display sill. Wide step in shower cubicle with sliding glazed doors, a plumbed overhead shower and additional hand held shower attachment. Vanity wash hand basin with a centre mixer tap and drawers below. Illuminated wall mirror above. Wall mounted bathroom cabinet. Low level WC completes the suite. Chrome heated ladder towel rail. Four inset ceiling spot lights.

FIRST FLOOR LANDING

8'9 x 8'8



(some restricted head height) Approached from the previously described staircase with a spindled balustrade. Overhead light. Access to roof eaves.

BEDROOM SUITE ONE

12'7 x 9'3 plus door reveal



Spacious principal double Bedroom with a Dressing Room/Study leading off and En Suite Shower Room/WC. UPVC double glazed window to the side elevation with a central opening light and fitted 'Night & Day' blinds. Corniced ceiling with two overhead lights.

EN SUITE SHOWER ROOM/WC

6'4 into shower x 3'3



Three piece white suite comprises: Step in shower cubicle with sliding glazed doors and a Mira electric shower. Semi concealed low level WC and an adjoining wash hand basin with an offset mixer tap. Fitted cupboard below. Two inset ceiling spot lights.

DRESSING ROOM/STUDY

9'9 x 7'7



Good sized room lending itself to a variety of uses to suit a purchaser. UPVC double glazed window to the front elevation. Double panel radiator. Three inset ceiling spot lights.

BEDROOM TWO

14'9 x 6'2



Good sized bedroom with a UPVC double glazed opening window to the rear elevation. Double panel radiator. Four inset ceiling spot lights. Wall mounted Baxi combi gas central heating boiler.

OUTSIDE



To the front of the property is a good sized garden which has been stone chipped for ease of maintenance, also providing additional off road parking if required. With a corner rockery and side raised border. An adjoining wide driveway provides good off road parking for a number of cars and leads to the side part covered entrance with an external wall light and steps leading to the front door. Timber gate gives direct rear garden access.

To the immediate rear is an attractive enclosed family garden with a stone flagged seating area with external lighting. The garden has been laid to lawn with stone chipped and additional raised borders, with inset shrubs and flowering plants. Additional raised composite and part covered decked patio area with a glazed balustrade and glazed pitched roof. External wall light. Garden tap and useful garden store.



CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

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 £13. Council Tax Band B

INTERNET CONNECTION

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

LOCATION

A very tastefully presented and extended four bedroomed semi detached dormer property, conveniently placed just off Mythop Road, within walking distance to two primary schools and St Bede's Senior school and only 15 minutes walk into the centre of Lytham with its comprehensive shopping facilities and amenities, together with Lytham Green and Lytham Hall. There are transport services running adjacent on Mythop Road, with bus services connecting Lytham St Annes High School and Preston College. An internal and external viewing is strongly recommended to appreciate the flexible accommodation this property has to offer together with a good sized rear family garden.

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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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19, Greenhey, Lytham St Annes, FY8 4HL



Total Area: 133.1 m² ... 1432 ft²

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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