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19 Moorfield Drive, Lytham

- Detached Chalet Style Bungalow
- In Need of Modernisation
- Close Walking Distance to Lytham Centre
- Lounge & Dining Kitchen
- Ground Floor Bedroom & Bathroom/WC
- Two 1st Floor Bedrooms, One with an En Suite WC
- Gardens to the Front & Rear
- Garage & Driveway for Off Road Parking
- No Onward Chain
- Leasehold, Council Tax Band E & EPC Rating D

£325,000

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



www.johnardern.com



19 Moorfield Drive, Lytham

GROUND FLOOR

SIDE ENTRANCE

HALLWAY

3.99m x 1.52m (13'1 x 5')

Approached through a UPVC outer door with an inset obscure double glazed panel. Single panel radiator. Open tread staircase leads to the first floor with a ranch style balustrade. Understairs curtained cloaks hanging area with shelving above. Matching doors leading off.

LOUNGE

4.78m x 3.56m (15'8 x 11'8)

Spacious principal reception room. UPVC double glazed window overlooks the front garden with a side opening light. Single panel radiator. Corniced ceiling and an overhead light. Television aerial point. Telephone point. Focal point is a display fireplace with raised hearth supporting an electric coal effect fire. Folding door leading to the adjoining Dining Kitchen.



DINING KITCHEN

4.80m x 2.84m (15'9 x 9'4)

Double glazed window enjoys an outlook to the front of the property. Side opening light. Range of eye and low level cupboards and drawers. One and a half bowl single drainer sink unit with a centre mixer tap. Set in roll edged work surfaces with splash back tiling. Gas cooker point. Space for a fridge. Plumbing for a washing machine. Wall mounted Vaillant combi gas central heating boiler. Single panel radiator. Two overhead strip lights. Obscure double glazed sliding patio doors leads to the side driveway and Garage.



BEDROOM ONE

4.32m plus wardrobes x 3.86m (14'2 plus wardrobes x 12'8)

Well proportioned ground floor principal bedroom. UPVC double glazed French door overlooks and gives direct access to the rear garden. Adjoining full length UPVC double glazed window with a top opening light. Two single panel radiators. Telephone point. Television aerial point. Overhead light and two inset ceiling spot lights. Bank of fitted wardrobes to one wall. Matching kneehole dressing table with drawers to the side and wall mirror above.



BATHROOM/WC

2.36m x 1.70m (7'9 x 5'7)

UPVC obscure double glazed window to the rear elevation with a top opening light. Four piece white suite comprises: Panelled bath. Corner step in shower cubicle with sliding curved glazed doors and a Triton T80 electric shower. Vanity wash hand basin with a centre mixer tap and cupboard below. Low level WC. Chrome heated ladder towel rail. Tiled walls. Overhead light.



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FIRST FLOOR LANDING

Approached from the previously described staircase. Curtained area with shelving. Doors leading off.

BEDROOM TWO

4.90m x 4.09m (16'1" x 13'5")

(some restricted head height) Second double bedroom. Double glazed window overlooks the front elevation with a side opening light. Single panel radiator. Two overbed reading wall lights. Three fitted double wardrobes with a centre kneehole dressing table and drawers to the side. Door leading to the En Suite WC.



OUTSIDE

To the front of the bungalow is an easily managed open plan garden, laid for ease of maintenance with coloured slate chippings and side well stocked flower and shrub borders. A metal framed gate at the side of the property and a concrete pathway leads to the side entrance and the rear garden. To the other side of the property is a concrete driveway providing off road parking for two cars and leads to the Garage. Second side entrance to the Dining Kitchen.

To the immediate rear is an attractive enclosed garden, again landscaped with ease of maintenance in mind. With a block paved patio area and matching pathway and rear coloured slate chippings. Supported by well stocked mature shrub and flower borders with two inset apple trees.

EN SUITE WC

2.03m x 0.99m (6'8" x 3'3")

Two piece white suite comprising: Pedestal wash hand basin with splash back tiling. Low level WC. Access to roof void. Overhead light and ceiling extractor fan.



BEDROOM THREE

4.29m x 2.34m (14'1" x 7'8")

(some restricted head height) UPVC double glazed window overlooking the rear elevation with a side opening light. Single panel radiator. Telephone point. Access to roof eaves and loft access. Built in wardrobe with sliding doors and shelving.



GARAGE

4.95m x 2.57m (16'3" x 8'5")

Approached through an electric Secure Glide roller shutter door. Wall mounted gas and electric meters. Electric consumer box. Obscure double glazed window to the rear provides some natural borrowed light. Adjoining UPVC personal door leads directly to the rear garden.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

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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 E

INTERNET CONNECTION

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

LOCATION

This three bedroomed detached chalet style bungalow enjoys a convenient location on this ever popular development known as South Park, within walking distance of Lytham town centre with its comprehensive shopping facilities and amenities. Transport services are readily available on South Park into Lytham and Ansdell centres. Other local points of interest nearby include Witch Wood woodland walk, Lytham Hall and Fairhaven Golf Course. An internal viewing is strongly recommended to appreciate the potential this property has to offer which is now in need of modernisation. 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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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 July 2025

19, Moorfield Drive, Lytham St Annes, FY8 4QB



Total Area: 93.2 m² ... 1003 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		
(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	80

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		
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