



ESTATE AGENTS • VALUER • AUCTIONEERS



11 Lima Road, St. Annes

- Spacious Detached True Bungalow
- Overlooking a Small Open Grass Park Ideal for Dog Walkers
- Lounge
- Dining Kitchen & Good Sized Conservatory
- Two Bedrooms & Bathroom/WC
- Good Gardens to the Front & Rear
- Garage & Driveway for Off Road Parking
- Large Workshop/Hobby Room in the Rear Garden
- No Onward Chain
- Leasehold, Council Tax Band E & EPC Rating D

£379,950

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



www.johnardern.com



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CENTRAL ENTRANCE

Part covered entrance with an overhead light.

HALLWAY

Spacious central Hall approached through a modern outer door with an inset obscure double glazed panel. Wood effect flooring. Single panel radiator. Telephone point. Corniced ceiling. Glazed loft access. Built in cupboard houses a wall mounted Baxi gas central heating boiler with pine shelving below. Wall mounted room thermostat. Additional built in cloaks/store cupboard.



LOUNGE

4.39m into bay x 3.48m (14'5 into bay x 11'5)

Well proportioned principal reception room. UPVC double glazed leaded bay window overlooking the front garden. Two top opening lights and fitted window blinds. Single panel radiator below. Corniced ceiling. Additional single panel radiator. Television aerial point. Internet point. Focal point is a wall mounted marble inset fireplace with a gas coal effect living flame fire.



DINING KITCHEN

4.67m x 4.65m max (15'4 x 15'3 max)

(max L shaped measurements) Good sized family Kitchen. UPVC double glazed opening window to the side elevation with fitted window blinds. Second double glazed window overlooks the rear garden with two top opening lights and blinds. Good range of eye and low level cupboards and drawers. One and a half bowl stainless steel single drainer sink unit with a centre mixer tap, set in laminate working surfaces with splash back tiling. Built in appliances comprise: Zanussi four ring electric ceramic hob. Bosch illuminated extractor canopy above. Neff electric oven and grill. Space for a microwave above. Integrated fridge/freezer with a matching cupboard front. Plumbing and space for both a dishwasher and washing machine. Corniced ceiling with inset ceiling spot lights. Single panel radiator. Additional matching dresser unit with shelving and cupboards. UPVC double glazed double opening doors lead to the adjoining Conservatory.



CONSERVATORY

5.38m x 3.56m (17'8 x 11'8)

Large Conservatory with a pitched and insulated glazed roof with a central light/ceiling fan. UPVC double glazed windows enjoy an outlook over the rear garden with a number of opening lights and fitted window blinds. Double glazed double opening French doors give direct rear garden access. Two double panel radiators. Wood effect laminate flooring. Wall light.



BEDROOM ONE

4.09m x 3.51m (13'5 x 11'6)

Principal double bedroom with UPVC double glazed sliding patio doors overlooking and leading to the adjoining Conservatory. Corniced ceiling. Double panel radiator. Range of fitted bedroom furniture comprises: Bank of fitted wardrobes with three doubles and a single wardrobe. Bedside drawer unit/dressing table. Two additional drawers units.



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BEDROOM TWO

3.81m into bay x 3.48m (12'6 into bay x 11'5)

Second good sized double bedroom. UPVC double glazed leaded walk in bay window overlooks the front of the bungalow. Two top opening lights. Fitted window blinds. Single panel radiator below. Corniced ceiling.



BATHROOM/WC

2.46m x 2.26m (8'1 x 7'5)

Good sized Bathroom. UPVC obscure double glazed window to the side elevation with a side opening light. Second obscure double glazed window with a top opening light. Fitted blinds and tiled display sills. Four piece white suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Corner step in shower cubicle with a pivoting glazed door and a plumbed shower. Pedestal wash hand basin. Low level WC. Ceramic tiled walls and floor. Chrome heated ladder towel rail. Inset ceiling spot lights.



OUTSIDE

To the front of the bungalow is an attractive walled garden approached through double opening gates. A block paved driveway provides off road parking for a number of cars and a tarmac drive continues down the side of the property to the Garage. A timber gate leads to the rear garden. The front garden has been laid for ease of maintenance with low walled stone chipped areas and a stone flagged circular feature. Mature side shrub borders and inset shrubs.

To the immediate rear is a good sized enclosed garden with stone flagged patio areas and a side lawn with ornamental pond. With side flower and shrub borders. Attached to the rear of the Garage is an aluminium framed Greenhouse. Garden tap. A pathway leads down the other side of the bungalow and a second timber gate leading back to the front garden.



GARAGE

5.54m x 3.10m (18'2 x 10'2)

Approached through an up and over door. Power and light connected. UPVC double glazed double opening side doors leading to the rear garden.

WORKSHOP

Useful garden outbuilding situated to the rear of the garden providing additional excellent storage space currently split into two rooms.

OFFICE

3.53m x 1.88m (11'7 x 6'2)

Front room approached through a UPVC door with an inset obscure double glazed panel. Two UPVC double glazed opening windows provide natural light. Power and light connected. Display shelving. Obscure glazed door leading to the rear Workshop.



WORKSHOP

4.60m x 3.56m (15'1 x 11'8)

Useful second room lending itself to a variety of uses to suit. UPVC obscure double glazed window to the rear elevation and an additional UPVC double glazed window to the side, with a side opening light. Power and light connected.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler in the Hallway 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 approx £5. Council Tax Band E

NOTE

The carpets, curtains and light fittings are included in the asking price.

LOCATION

This spacious two bedroomed double fronted detached true bungalow enjoys a sought after residential

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location on Lima Road, which runs between Church Road and Beauclerk Road, and overlooks a small area of parkland to the front elevation. Being within easy reach of Royal Lytham Golf Course and conveniently placed within easy driving distance of Lytham, St Annes and Ansdell town centres with their comprehensive shopping facilities and amenities. Transport services are also readily available on Church Road. There are also a number of local primary and senior schools within walking distance. An internal viewing is strongly recommended to appreciate the potential this property has to offer. No onward chain.

INTERNET CONNECTION

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

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, onthermarket.com, Email Address: 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.

Digital Markets, Competition and Consumers Act 2022

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11, Lima Road, Lytham St Annes, FY8 3LP



Total Area: 97.6 m² ... 1050 ft²

All measurements are approximate and for display purposes only



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	82	England & Wales	EU Directive 2002/91/EC	64



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