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9 Alder Grove, Lytham

- 1st Floor Purpose Built Flat
- External Staircase to 1st Floor Private Entrance
- Lounge & Dining Kitchen
- Two Double Bedrooms
- Bathroom/WC
- Rear Lawned Garden Passes with the Flat
- Garage & Lockable Store Room
- In Need of Modernisation, No Onward Chain
- Walking Distance to Lytham Centre & Lytham Hall
- Leasehold, Council Tax Band B, EPC Rating E

£150,000

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



www.johnardern.com



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GROUND FLOOR

1ST FLOOR PRIVATE ENTRANCE

Approached via an external concrete staircase with a ranch style balustrade. (No Lift). First floor external landing serving just this property.

HALLWAY

1.04m x 0.84m (3'5 x 2'9)

Small central Hall approached through a hardwood outer door. Built in cloaks/electric meter cupboard. Door to the Dining Kitchen. Hall leading to the Lounge.

LOUNGE

5.51m x 3.07m (18'1 x 10'1)

Well proportioned reception room. UPVC double glazed window overlooks the front aspect with lovely views along South Park. Two side opening lights. Additional high level double glazed window provides further excellent natural light. Corniced ceiling with two overhead lights. Wall mounted slimline electric panel heater. Television aerial point. Display fireplace surround. Door leading off the inner Hall and Bedrooms.



DINING KITCHEN

4.47m x 2.64m (14'8 x 8'8)

UPVC double glazed window overlooks the sunny south facing rear aspect. Two side opening lights and window blinds. Eye and low level cupboards and drawers. Incorporating a corner display unit. Stainless steel single drainer sink unit with a centre mixer tap. Set in rolled edged laminate work surfaces with splash back tiling. Indesit freestanding electric cooker with a four ring hob, oven and grill. Space for a fridge/freezer. Plumbing

and space for a washing machine. Wall mounted electric slimline panel heater. Overhead strip light.



INNER HALL

1.85m x 0.81m (6'1 x 2'8)

Built in airing cupboard houses a lagged hot water cylinder and water tank. Doors leading off the Bedrooms and Bathroom.

BEDROOM ONE

3.58m x 3.07m max (11'9 x 10'1 max)

Double glazed window overlooks the front aspect with a side opening light. Three wall lights and an overhead light. Slimline electric panel heater. Telephone point. Built in double wardrobe with hanging rail and shelving.

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BEDROOM TWO

2.64m x 2.62m (8'8 x 8'7)

Second double bedroom. Double glazed window overlooks the rear of the development. Side opening light. Overhead light. Slimline electric panel heater. Built in single wardrobe.



BATHROOM/WC

1.75m x 1.63m (5'9 x 5'4)

UPVC obscure double glazed opening window to the rear elevation. Three piece white suite comprises: Panelled bath with a centre mixer tap, folding glazed shower screen and a Triton electric overbath shower. Vanity wash hand basin with a centre mixer tap and cupboard below. Wall mirror above. Low level WC. Tiled walls and overhead strip light.



OUTSIDE

To the rear of the property is a spacious open plan SOUTH FACING garden which has been laid to lawn with a stone flagged patio area. A communal flagged pathway and gate leads to the rear of Alder Grove and the Garages. Concealed communal dustbin store area below the external staircase. Flagged pathway leads to the front of the flats and South Park.

STORE ROOM

1.93m x 1.02m (6'4 x 3'4)

Very useful allocated number store room. Ideal for gardening tools etc. Approached through a UPVC personal door.

GARAGE

5.13m x 2.51m (16'10 x 8'3)

Numbered garage approached from the rear of Alder Grove. With an up and over door. There is space to park an additional car in front of the Garage door if required.

ELECTRIC HEATING

The property has electric heating from a number of individual room electric panel heaters with integral controls.

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 £10. Council Tax Band B

MAINTENANCE

Any external maintenance required is split 50/50 with the ground floor flat below. The front garden and any associated upkeep passes with the ground floor flat and the upkeep of the rear garden passes with this 1st floor flat. (Solicitors to confirm)

NOTE

We understand pets are allowed and residential lettings (Solicitor to confirm)

LOCATION

This 1st floor two bedroomed flat 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. This flat

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benefits from its own self contained entrance, lovely outlook to the front and rear, good sized rear garden, garage and store room. No onward chain.



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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9, Alder Grove, Lytham St Annes, FY8 4LA



Total Area: 55.4 m² ... 597 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	76	England & Wales	EU Directive 2002/91/EC	45



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