JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

# 18 Southwood Close, Lytham

- Stunning Link Detached True Bungalow
- Having Being Completely Re-Designed & Modernised Throughout
- Superb South Facing Rear Garden with Direct Access to Witch Wood
- Lounge with French Doors on to the Rear Garden
- Modern Fitted Extended Dining Kitchen & Utility Room
- Principal Double Bedroom with Walk in Wardrobe & En Suite Shower/WC
- 2nd Double Bedroom & Bedroom Three/Study
- Off Road Parking for a Number of Cars
- Viewing Essential
- Freehold, Council Tax Band D & EPC Rating C

## £475,000

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

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# 18 Southwood Close, Lytham

## SIDE ENTRANCE

Side covered entrance with an attractive tiled floor.

## HALLWAY

**13'5 x 8' max**

(max L shaped measurements) Central Hall approached through a contemporary outer door with an inset obscure double glazed fan light. Wood effect laminate flooring throughout. Access to the part boarded loft space via a pull down wooden ladder, the loft has a light and houses an Alpha combi gas central heating boiler (approx 6 years old). Contemporary panel radiator. Built in cloaks/store cupboard. Five inset ceiling spot lights. Matching contemporary doors leading off.

## LOUNGE

**20'4 x 10'6**

Impressive principal reception room with a feature rear pitched ceiling. Two Velux double glazed automatic pivoting roof lights with electrically operated window blinds. Double panel radiator and additional contemporary column radiator. Number of inset ceiling spot lights. Focal point is a modern wall mounted electric log effect fire with a recess above for a flat screen TV. Recessed wall displays. UPVC double glazed double opening French doors overlook and give direct access to the south facing rear garden with mature woodland beyond. Integral window blinds.

## OPEN PLAN DINING KITCHEN

**26'10 x 12'10 max**

(max L shaped measurements) Well planned extended family Dining Kitchen.

To the Dining area is a double glazed electrically operated Velux roof light. Matching wood effect laminate flooring. Inset ceiling spot lights. Double panel radiator. The original Garage has been converted to create a 3rd bedroom/study and useful separate Utility Room. Matching inner doors lead off the Dining Kitchen to both these rooms.

The Kitchen comprises an excellent range of eye and low level cupboards and drawers incorporating display shelving. Kick space inset lighting. Single drainer sink unit with a centre mixer tap set in working surfaces with splash back tiling. Matching peninsular breakfast bar. Built in appliances comprise: AEG four ring electric induction hob. Siemens electric oven and grill. Integrated fridge/freezer and adjoining larder cupboard. AEG integrated dishwasher with a matching cupboard front. Aerial point and socket for a wall mounted TV. Part pitched ceiling with inset ceiling spot lights. Double panel radiator. UPVC double glazed window overlooks the side area of the rear garden and has a lower opening light and fitted roller blinds. UPVC double glazed double opening French doors overlook and give direct access to the rear gardens. Matching full length double glazed windows to either side of the door and further double glazed panel above, maximising light and views of the rear woodland. Fitted integral window blinds.

## UTILITY ROOM

**8'3 x 6'8**

Useful separate Utility with a UPVC outer door giving rear garden access. Inset double glazed panel. Adjoining double glazed opening window with fitted roller blind. Matching eye and low level cupboard and drawers. Stainless steel single drainer sink unit with a centre mixer tap. Working surfaces with splash back. Plumbing for a washing machine and space for a tumble dryer. Adjoining full length fitted cupboard with shelving. Matching wood effect laminate flooring and four inset ceiling spot lights.

## BEDROOM THREE/STUDY

**8'7 x 8'2**

Useful third guest bedroom or home office to suite a purchaser's requirements. UPVC double glazed window overlooking the front elevation with a side opening light and fitted blinds. Double panel radiator. Overhead light. Double doors reveal a cupboard housing the gas and electric meters and modern consumer unit.

## BEDROOM SUITE ONE

**16'7 x 11'7**

Stunning principal double bedroom suite. UPVC double glazed

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window enjoys an outlook to the front of the bungalow with views along Southwood Close. Side opening light and window blinds. Part decorative panelled wall. Aerial point and socket for a wall mounted TV. Number of power points including USB sockets. Doors lead off to the Wardrobe and En Suite.

## WALK IN WARDROBE

**5'7 x 5'**

Very useful walk in wardrobe with four overhead inset ceiling spot lights. Open wardrobes with hanging rails and shoe storage racks.

## EN SUITE SHOWER ROOM/WC

**8'7 x 5'5 max**

Spacious En Suite comprising a modern three piece white suite. UPVC obscure double glazed opening window to the side elevation. Tiled display sill. Full width step in shower cubicle with a fixed glazed screen, plumbed overhead shower and additional hand held shower attachment. Recessed tiled display. Wall hung vanity wash hand basin with a centre mixer tap and drawers below. Ideal Standard low level WC completes the suite. Ceramic tiled walls and floor. Five inset ceiling spot lights and extractor fan. Wall mounted mirror fronted cabinet. Chrome heated ladder towel rail.

## BEDROOM TWO

**12'2 x 9'9**

Second double bedroom with a UPVC double glazed window overlooking the front garden. Side opening light and window blinds. Double panel radiator. Bank of fitted wardrobes with mirrored sliding doors. Internet point.

## BATHROOM/WC

**8'7 x 6'5**

Two UPVC obscure double glazed windows to the side elevation, one with a side opening light and fitted roller blinds.. Tiled display sills. Three piece modern white suite comprising: Panelled bath with a centre mixer tap, glazed screen and a plumbed overhead shower with additional hand held shower attachment. Wall hung vanity wash hand basin with a centre mixer tap and illuminated mirror fronted cabinet above, incorporating a shaving point. Low level WC. Chrome heated ladder towel rail. Part tiled walls and floor. Five inset ceiling spot lights and extractor fan.

## OUTSIDE

To the front of the property is an attractive open plan garden which has been laid to lawn with front timber planters stocked with maturing shrubs. A widen block paved driveway provides good off road parking and leads down the side of the bungalow, providing space for up to 3 cars if required. External lighting, garden tap and all weather power points.

To the immediate rear is a beautiful enclosed garden which has been carefully landscaped and boasts a sunny south facing private aspect. With a stone flagged sun terraced area and a side stone flagged pathway providing a useful bin store area and leading to the front garden. External lighting and garden tap. Rear central lawn supported by well stocked flower and shrub borders, including trellis work and climbing plants. Timber garden store with power and light connected. All weather external power point. To the rear of the garden is a further secluded stone flagged seating area with rockery. The garden backs on to the mature woodland of Witch Wood and there is a private gate giving the owners of this property their own direct access.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Alpha combi boiler (installed in 2020) in the loft serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been replaced with UPVC double glazed units, again fitted approximately 6 years ago.

## TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band D

## NOTE

Over the last 6 years the present owners have modernised the property throughout and is a credit to them, works included a new boiler, new windows and doors, re-wiring, new roof.

## CCTV

The CCTV system currently fitted with five external cameras is available to purchase by separate negotiation.

## LOCATION

This unique three bedroomed extended link detached true bungalow stands at the head of this quiet cul de sac just off Broadwood Way, on the ever popular development known as Lytham Hall Park which was constructed by Richard Costain Ltd in the early 1970s. Being very well placed close to Ansdell's shopping facilities on Woodlands Road and being within minutes to Fairhaven Golf Club. There are transport services leading directly into Lytham centre with its principal shopping facilities and town centre amenities. An internal and external viewing is essential to appreciate the accommodation this property has to offer which is a credit to the present owners and boasting a large south facing enclosed rear garden which has a gate providing direct access to the popular woodland walk through Witch Wood.

# 18 Southwood Close, Lytham

## VIEWING THE PROPERTY
Strictly by appointment through 'John Ardern & Company'.

## 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.

## Digital Markets, Competition & Consumers Act 2024
John Ardern & 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 our their own investigations before contract. Details Prepared September 2026

18, Southwood Close, Lytham St Annes, FY8 4RJ

Total Area: 110.1 m² ... 1185 ft²

All measurements are approximate and for display purposes only

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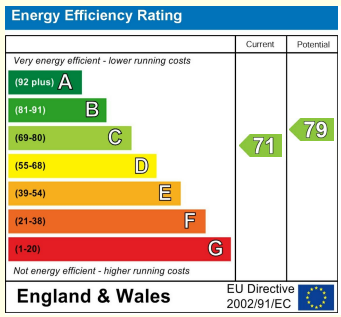


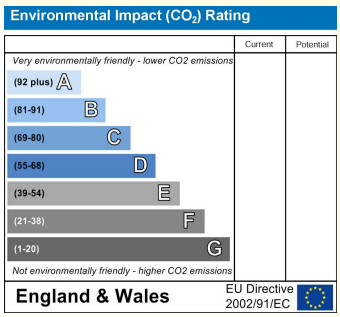


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