JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

# 8 Greenwich Drive, Lytham

- Attractive Detached Extended True Bungalow
- In a Highly Sought After Location on West Park
- Spacious Front Living Room
- Large Rear Extended Reception Room with a Dining & Sitting Area
- Kitchen
- Three Bedrooms
- En Suite WC & Modern Bathroom/WC
- South Facing Private Rear Garden, Garage & Driveway
- No Onward Chain
- Freehold, Council Tax Band E & EPC Rating D

## £485,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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# 8 Greenwich Drive, Lytham

## ENTRANCE VESTIBULE

**4'5 x 3'6**

Approached through a composite outer door with inset decorative obscure double glazed leaded panels. Matching full length UPVC obscure glazed panel to the side. Overhead light. Tiled floor. Inner hardwood door with obscure glazed panels leading to:

## HALLWAY

**16'2 x 13'6 max**

(max L shaped measurements) Spacious central Hall. Single panel radiator with display shelf over. Telephone point. Built in cloaks store cupboard with sliding doors and further storage over. Built in airing cupboard houses a hot water cylinder and provides linen storage space above. Additional cupboard contains a wall mounted British Gas 330 gas central heating boiler. Corniced ceiling and access to loft space.

## LOUNGE

**16'10 max x 16'10**

Approached through a glazed panelled door leading off the Hallway. A well presented and extended principal reception room. UPVC double glazed picture window enjoys an outlook over the front garden, with two side opening lights. Four wall lights. Two double panel radiators with display shelves over. Television aerial point. Focal point of the room is a fireplace with display surround and raised hearth supporting an electric pebble effect fire. Obscure glazed door leads to the rear Dining Room.

## DINING/SITTING ROOM
**18'4 x 10'7**

Second spacious extended reception room. UPVC double glazed full length picture window with a central opening light overlooks the rear south facing private garden. To the sitting area are UPVC double glazed double opening French doors overlooking and giving direct rear garden access. Corniced ceiling. Double panel radiator with display shelf over. Television aerial point. Obscure glazed hardwood inner door leading to the adjoining Kitchen.

## KITCHEN
**12'9 x 9'10**

Approached from both the Hallway and Dining Room. UPVC double glazed window overlooks the rear garden with a top opening light. Adjoining UPVC outer door with an inset double glazed panel gives direct access to the rear garden. Range of eye and low level cupboards and drawers. One and a half bowl single drainer sink unit with centre mixer tap. Set in laminate roll edged work surfaces with ceramic splash back tiling and concealed downlighting. Built in appliances comprise: NewWorld four ring gas hob. Illuminated extractor canopy over. Neff electric oven and separate grill. Gorenje fridge/freezer with matching cupboard front. Bosch slimline freestanding dishwasher. Plumbing and space for a washing machine. Single panel radiator with display shelf over. Useful pantry store cupboard with shelving.

## BEDROOM ONE
**14' x 9'10**

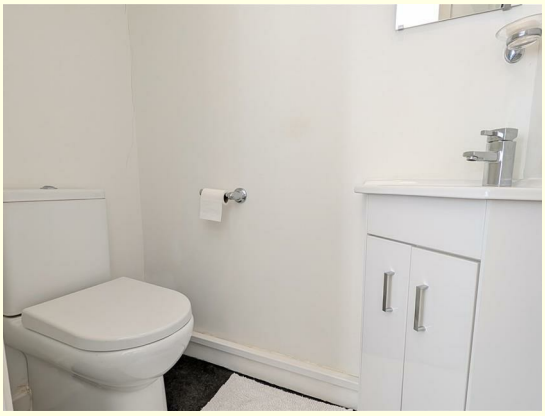
UPVC double glazed window overlooks the front of the bungalow with a central opening light and fitted roller blind. Additional double glazed window to the side provides further excellent natural light. Single panel radiator. Corniced ceiling. Excellent range of fitted bedroom furniture. A double and two single wardrobes. Kneehole dressing table with cupboards below and a number of drawers units to the side. Wall mirror above.

# 8 Greenwich Drive, Lytham

## BEDROOM TWO
**11'7 x 8'11 plus wardrobes**

Second good sized double bedroom. UPVC double glazed window overlooks the rear garden with a central opening light and fitted vertical blinds. Single panel radiator with display shelf over. Corniced ceiling. Bank of fitted wardrobes to one wall, comprising two double and a single. With inset mirrored panels. Additional built in wardrobe. Door reveals an En Suite WC.

## EN SUITE WC
**4'8 x 2'7**



Two piece modern white suite comprises: Low level WC. Vanity wash hand basin with a centre mixer tap and cupboard below. Display shelf above. Two inset ceiling spot lights and extractor fan.

## BEDROOM THREE
**11' x 6'1 min**

Third well proportioned bedroom. UPVC double glazed window overlooks the front garden with a side opening light and vertical blinds. Single panel radiator. Corniced ceiling. Built in wardrobe with sliding doors and storage over.

## BATHROOM/WC
**8'2 x 7'2**

Two UPVC obscure double glazed opening outer windows to the rear elevation. Fitted roller blinds. Three piece modern white suite comprises: Panelled bath with an overhead shower, additional hand held shower attachment and a glazed screen. Wide vanity wash hand basin with drawers below set in a display surround with a centre mixer tap. Low level WC completes the suite. Splash proof wall panels and panelled ceiling with inset ceiling spot lights. Chrome heated ladder towel rail.

## OUTSIDE

To the front of the property is an attractive open plan garden which has been block paved for ease of maintenance. Inset circular flower beds. A driveway provides excellent off road parking for a number of cars and leads directly to the garage. Wrought iron gate to the side of the bungalow gives direct access to the rear garden.

To the immediate rear is a superb enclosed SOUTH FACING garden which enjoys a private aspect. Again the garden has been landscaped for ease of maintenance with inset flower beds, side curved flower beds with a number of shrubs and flowering plants and mature conifer hedging. Outside tap and lighting. Two timber garden sheds with glazed windows.

## GARAGE

**17'3 x 8'10**

Attached single car garage approached through an electric up and over door. Rear personal door with inset frosted glass gives the garage some natural light. Power and light supplies connected. Plumbing for an automatic washing machine. The freestanding washing machine is included in the sale. Space for a tumble dryer and additional freezer etc. Gas and electric meters. Garden tap.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a British Gas boiler serving panel radiators and domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED.

## TENURE FREEHOLD/COUNCIL TAX

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

## LOCATION

This very attractive extended detached three bedroomed true bungalow was originally constructed around 1973 by 'Bovis Homes Ltd' and is located on this popular development known as 'West Park'. The property is situated very close to Ansdell's thriving shopping facilities on Woodlands Road and is walking distance to Fairhaven Golf Club. Viewing strongly recommended to appreciate the accommodation and potential this property still has to offer together with its SOUTH FACING private rear garden. No onward chain.

## 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

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enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

## Digital Markets, Competition & Consumers Act 2024

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8, Greenwich Drive, Lytham St Annes, FY8 4QT

Total Area: 107.4 m² ... 1157 ft² (excluding garage)

**All measurements are approximate and for display purposes only**

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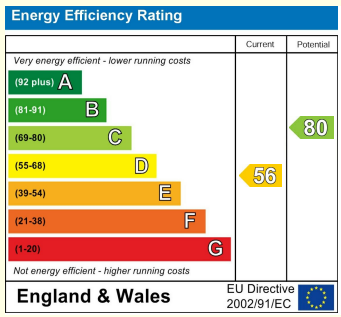


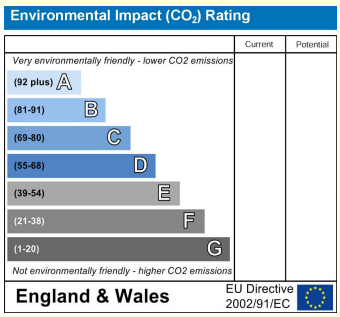


The Property Ombudsman

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