



ESTATE AGENTS • VALUER • AUCTIONEERS



20 Reedy Acre Place, Lytham

- Detached Family House
- Views of Lytham Hall Grounds to the Side
- Lounge
- Extended Open Plan Living/Dining Kitchen
- Utility Room & Cloaks/WC
- Three Bedrooms
- Modern Bathroom/WC
- Garage & Off Road Parking
- South Facing Rear Garden
- Leasehold, Council Tax Band D & EPC Rating C

£379,950

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



www.johnardern.com



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GROUND FLOOR

ENTRANCE PORCH

7' x 4'4

Approached through a uPVC composite outer door with uPVC obscure double glazed windows positioned to either side. Wall light. Electric panel heater.

LOUNGE

16'9 x 11'9



The focal point of the room is a white fireplace with marble back and hearth with inset living flame effect gas fire. uPVC double glazed window with opening light overlooking the front elevation with Lytham Hall's grounds to the side. Staircase with side banister rail leads to the first floor. Four wall lights. Corniced ceiling. Two double panel radiators. Television and telephone points. Recently fitted double doors with inset feature glazed panels opens to:



EXTENDED OPEN PLAN LIVING/DINING KITCHEN

25'10 max x 9'1 max



Excellent range of modern eye and low level 'soft close' fixture cupboards and drawers in gloss white. Laminated working surfaces incorporate a one and a half bowl composite Carron Phoenix sink with chrome mixer tap. Built in Zanussi appliances comprise: Stainless steel fan assisted oven. Four zone induction hob with glass splash back. Stainless steel illuminated extractor hood over. Dishwasher. Fridge and freezer. Television aerial point. Feature contemporary radiator. Further double panel radiator. uPVC double glazed French doors with uPVC double glazed window positioned to either side overlook and give access to the rear garden.





UTILITY ROOM

8'6 max x 7'3 max



Range of eye and low level fixture cupboards and drawers. Laminated working surfaces incorporate a single bowl, single drainer stainless steel sink unit with chrome taps. uPVC part obscure double glazed outer door provides access to/from the rear garden. Space and plumbing for washing machine. Space for tumble dryer. Space for wine fridge. Part tiled walls. Extractor fan. Single panel radiator. Built in cloaks cupboard contains a Worcester combi gas central heating boiler. Door leads to the integral single garage. Further door provides access to the ground floor WC.

CLOAKS/WC

5'4 x 3'



Two piece modern suite comprises: Vanity wash hand basin with centre mixer tap and cupboard beneath. Low level WC. Chrome ladder heated towel rail. Ceramic tiled walls. uPVC obscure double glazed window with top opening light. Ceramic tiled floor.

FIRST FLOOR LANDING

Approached from the previously described staircase which leads to a landing area with rooms leading off. Downlights.

BEDROOM ONE

13'8 x 10'4



uPVC double glazed window with side opening lights overlooking the front of the property with views of Lytham Hall's grounds to the side. Fitted wardrobes with mirror fronted doors to one wall. Double panel radiator. Television aerial point.

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BEDROOM TWO

13'8 max x 7'3 max



uPVC double glazed window with opening lights overlooks the rear garden with views of Lytham Hall's grounds to the side. To one side of the room there is a built in double wardrobe with sliding door. Double panel radiator. Television point.

BEDROOM THREE

10'4 x 8'1



uPVC double glazed window with opening light overlooks the front of the property. Single panel radiator. Television aerial point. Loft access which is approached via a pull down ladder.

BATHROOM/WC

10'8 max x 7'3 max



Three piece modern bathroom suite comprises: Panelled bath with chrome waterfall mixer tap and plumbed raindrop shower head over with separate hand shower attachment and side glazed screen. Vanity wash hand basin with chrome waterfall mixer tap and white gloss cupboard beneath. The suite is completed by a low level WC. uPVC double glazed obscure window with opening light. Built in store cupboard. Ceramic tiled walls and floor. Chrome towel radiator.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows and exterior doors have been replaced with uPVC DOUBLE GLAZED units.

OUTSIDE



The front of the property has been paved providing off road parking for a number of cars. Wrought iron gates lead through to the rear garden.

To the rear of the property the garden benefits from a Southerly facing aspect and has been lawned with well stocked mature flower beds hosting a variety of plants and shrubs. The garden borders the grounds of Lytham Hall to the side. To the immediate rear of the property there is a feature paved patio. Outside lighting. Wooden summer house is included in the purchase price and the summer house has power and light supplies connected.



INTEGRAL GARAGE

15'3 x 8'7

Approached via an up & over door from the driveway. Circuit breaker fuse box. Gas and electric meters. Water meter and tap. Single panel radiator.

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 £15. Council Tax Band D

LOCATION



Superbly appointed extended three bedroomed detached house with views of Lytham Hall grounds to the side. Being superbly situated in a quiet cul-de-sac location on South Park which was constructed in the 1970s by Moore Brothers and is just a short stroll away from Lytham town centre with easy access to all of its many shops, restaurants and amenities. Lytham Hall Park Primary School, Witch Wood, local golf courses and transport links are close by. An internal and

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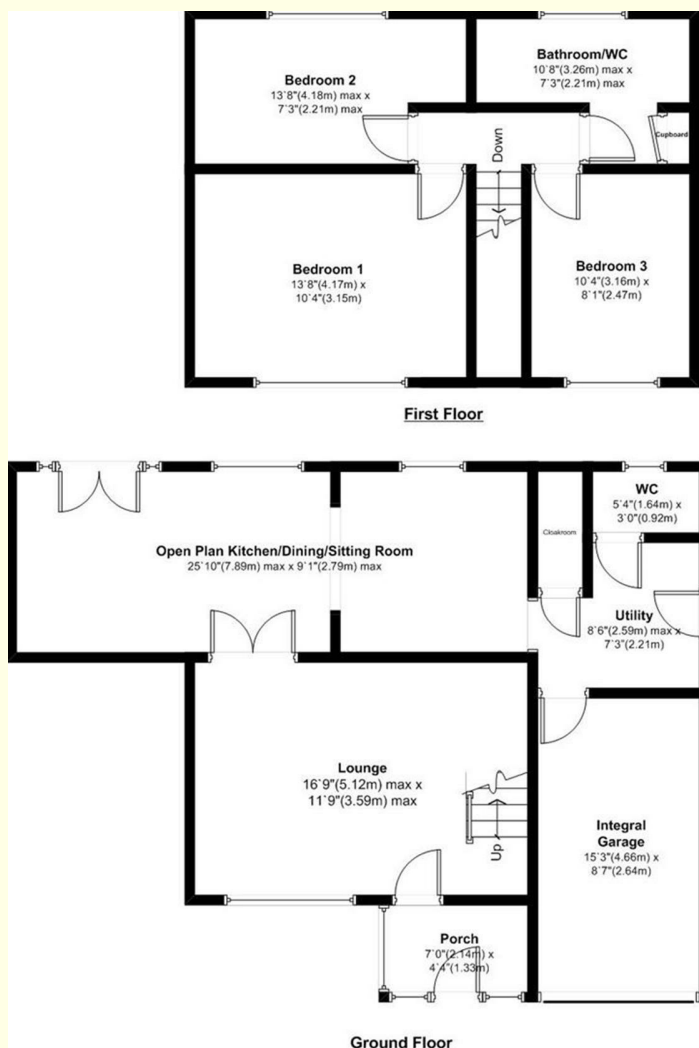
external viewing is recommended to appreciate the family accommodation this property has to offer together with its south facing rear garden with summer house.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

PROPERTY MISDESCRIPTION ACT

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.



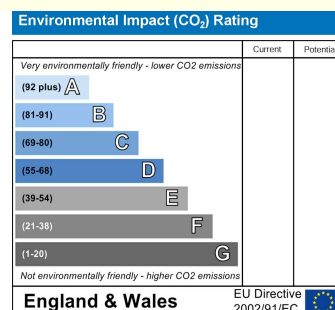
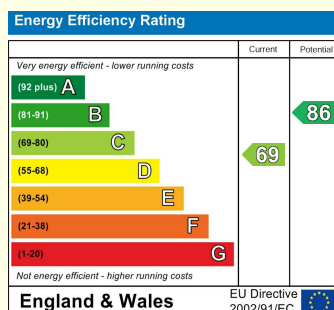
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