JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

2 Greenwood Close, Lytham

- Extended Detached True Bungalow
- Standing on a Spacious Corner Plot on a Quiet Cut de Sac
- Within Easy Reach of Local Shops in Ansdell & Lytham Town Centre
- Close Walking Distance to Fairhaven Golf Club
- Lounge
- Kitchen & Extended Living/Dining Area
- Two Bedrooms & Wet Room/WC
- Gardens to the Front, Side & Rear
- Garage & Driveway Providing Off Road Parking
- No Onward Chain, Leasehold, Council Tax Band D & EPC Rating D

£319,950

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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ENTRANCE PORCH
Approached through a hardwood outer door with inset obscure glazed panels. Step and tiled floor. Inner hardwood door with inset obscure glazed panels leads to the Hallway.

HALLWAY
3.18m x 2.13m max (10'5 x 7' max)
(max L shaped measurements) Ceramic tiled floor. Single panel radiator. Side gas and electric meter cupboard housing the consumer unit (new in 2020). Corniced ceiling. Telephone point. Access to the loft space. White panelled doors leading off.

LOUNGE
4.78m x 3.53m (15'8 x 11'7)
Well proportioned reception room. UPVC double glazed window overlooks the front garden with two top opening lights and vertical window blinds. Two hardwood obscure double glazed windows to the side elevation, both with top opening lights, provide further excellent natural light. Double panel radiator. Television aerial point. Corniced ceiling. Focal point is a stone fireplace with a matching raised hearth supporting a gas coal effect living flame fire.

EXTENDED OPEN PLAN DINING/KITCHEN
6.40m x 3.58m max (21' x 11'9 max)
(max L shaped measurements) Very spacious extended family Dining Kitchen. To the Kitchen area is a UPVC obscure double glazed high level window with a central opening light. Range of eye and low level cupboards and drawers. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with matching splash back. Incorporating corner shelving and a wine rack. Space for an electric cooker. Space for a fridge/freezer. Wall mounted Vaillant combi gas central heating boiler. Wall mounted programmer control. Built in linen store cupboard. Door reveals a useful built in Utility cupboard with plumbing for a washing machine, work top and space and open vent above for a tumble dryer.

The Living/Dining area has a UPVC double glazed window to the side elevation. Adjoining UPVC outer door with an inset obscure double glazed panel leads to the side patio area. A set of double opening UPVC double glazed French doors overlook and give direct access to a delightful private walled patio area. Double panel radiator. Television aerial point. Corniced ceiling. Note: we understand extension pre dates 2003 but had a new fibreglass roof fitted in 2018.

BEDROOM ONE
3.61m plus wardrobes x 3.53m (11'10 plus wardrobes x 11'7)
Principal double bedroom. UPVC double glazed window overlooks the rear garden with two top opening lights. Single panel radiator. Television aerial point. Fitted wall mirror. Two fitted double wardrobes and a single wardrobe to one wall.

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BEDROOM TWO

2.92m x 2.79m (9'7 x 9'2)

Second double bedroom. UPVC double glazed window overlooks the front garden with two top opening lights. Fitted vertical blinds. Single panel radiator. Fitted double and single wardrobes with overbed storage, a fitted double headboard with two reading lights.

WET ROOM/WC

1.68m x 1.65m (5'6 x 5'5)

Adapted shower room comprising a three piece white suite. UPVC obscure double glazed window to the side elevation with a top opening light. Tiled display sill. Showering area with easy access lower folding glazed doors and grab rails. Wall hung wash hand basin with a centre mixer tap and mirror above. Low level WC. Single panel radiator. Ceramic tiled walls. Panelled ceiling with inset ceiling spot lights and extractor fan.

OUTSIDE

To the front and side of the bungalow are large open plan lawned gardens with corner and front established shrub borders. A stone flagged pathway leads to the rear garden. A further central stone flagged pathway leads to the front main entrance to the property. A stone flagged driveway provides off road parking and leads to the Garage.

To the immediate rear are two delightful private patio garden areas, making the most of the east and westerly facing aspects. The gardens have been crazy paved and stone flagged with two circular stone features. Surround by stone chippings and having inset shrubs and climbing plants. External lighting to the side Garage wall.

GARAGE

5.51m x 2.74m (18'1 x 9')

Approached through an electric roller door. Power, water and light connected. Garden tap. Side hardwood personal door leads to the rear garden. UPVC obscure double glazed window provides some natural borrowed light.

CENTRAL HEATING (COMBI)

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

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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 £17.50. Council Tax Band D

LOCATION
This spacious two bedroomed detached true bungalow stands on a spacious corner plot on this quiet cut de sac situated just off Forest Drive on the ever popular development known as Lytham Hall Park. Being very close to Ansdell's comprehensive shopping facilities on Woodlands Road and having bus services nearby leading to both Lytham and St Annes principal centres. Other local points of interest within a short walking distance include Fairhaven Golf Club, Hall Park Primary School, Witch Wood and Lytham Hall. Viewing recommended to appreciate the potential this bungalow has to offer. 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 enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

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2, Greenwood Close, Lytham St Annes, FY8 4PG

Total Area: 72.6 m² ... 781 ft²

All measurements are approximate and for display purposes only

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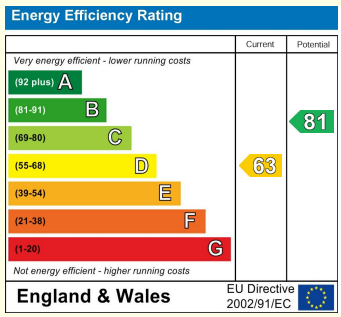

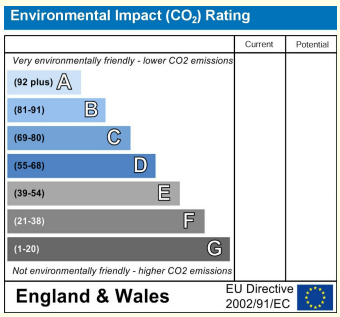

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