



ESTATE AGENTS • VALUER • AUCTIONEERS



5 Bredon Close, Lytham

- Semi Detached Chalet House
- Subject To A Complete Modernisation Program from 2023
- Three Reception Rooms
- Modern Fitted Kitchen
- Three/Four Bedrooms
- Dressing Room
- Stunning Bathroom Suite
- Gardens Front & Rear
- Driveway & Garage
- Freehold, Council Tax Band D, EPC Rating D

£339,950

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



www.johnardern.com



5 Bredon Close, Lytham

GROUND FLOOR

VESTIBULE ENTRANCE

3'2 x 2'9

Approached through a recently fitted outer door with upper double glazed obscure and leaded light panel.

ENTRANCE HALL

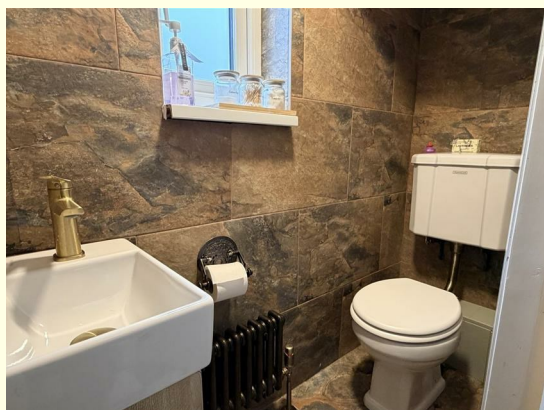
8'9 x 8'3



Well appointed and modernised entrance hall with turned staircase with spindled balustrade and under stair store cupboard. Modern ground floor doors. Panel radiator.

CLOAKS/WC

5'6 x 2'2



With a modern two piece white suite comprising: fixture wash hand basin with mixer tap and cupboard beneath. Low level 'Trafalger' WC. Period style radiator. Double glazed obscure opening outer window.

LOUNGE

16'8 x 11'7



Extremely well presented principal reception room with deep double glazed picture window with side opening lights overlooks the front garden. Double panel radiator. Modern fire surround with raised tiled hearth together with pebble effect electric fire. Second panel radiator on the inner wall. Wood laminate floor.

SECOND RECEPTION ROOM

13' x 11'7



Very useful second reception room with wood laminate floor. Picture window with side opening lights overlooks the rear garden. Panel radiator. Corniced ceiling with halogen downlights.

THIRD RECEPTION ROOM/BEDROOM

Double glazed window with two opening lights overlooks the front garden. Panel radiator. Wood laminate floor. Corniced ceiling. This room was originally intended as a ground floor bedroom but can be used as a children's play room/study etc...

KITCHEN

11'3 x 9'9



Extremely well fitted modern kitchen with wood laminate floor. Double opening, double glazed doors overlook and give access onto the side driveway. Excellent range of wall and floor mounted cupboards and drawers. Marble effect laminate working surfaces with discreet downlights. Built in AEG appliances comprise: fan assisted automatic electric double oven. Four ring ceramic induction hob. Illuminated extractor canopy above. Inset one & a half bowl single drainer sink unit with chrome mixer tap. Built in Beko dishwasher. Integrated Neff fridge and freezer. Double glazed window overlooks the rear garden and has fitted shutters.



UTILITY PORCH

6'8 x 5'5

With ceramic tiled floor. uPVC outer door with upper obscure double glazed panel. Plumbing facilities for automatic washing/tumble dryer. Wall mounted Worcester combi gas central heating boiler (3 yrs old). Side cupboard contains the circuit breaker fuse box.

FIRST FLOOR

Approached from the previously described staircase leading to the upper central landing with matching spindled balustrade.

LANDING

10'6 x 8'8



Replacement double glazed obscure picture window with two opening lights. Side linen store cupboard. Access to the loft via a folding ladder and the loft is fully boarded. Matching modern doors to all rooms.

BEDROOM ONE

13'1 x 11'7



Spacious principal double bedroom with wood laminate floor. Double glazed window with two side opening lights overlooks the front garden. Panel radiator. Corniced ceiling.

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BEDROOM TWO

11'7 x 10'5



Second well appointed double room with double glazed window with two opening lights overlooks the rear garden. Panel radiator. Wood laminate floor. Corniced ceiling.

DRESSING ROOM

10'5 x 7'7



With pitched ceiling and downlights. Fitted wardrobe with sliding doors. Wood laminate floor. Panel radiator.

BATHROOM/WC

10'4 x 6'8



Superb modern white four piece suite comprises: freestanding bath with adjoining shower and mixer taps. Walk in double shower with fixed screen and having over head rain drop shower and separate hand shower. Illuminated wall niche. Part tiled walls. Vanity wash hand basin with cupboard beneath and 'antique brass' mixer tap. Wall mounted shaving point. The suite is completed by a low level WC. Replacement double glazed obscure window with side opening light. Ceiling halogen downlights. Wall mounted antique brass ladder heated towel rail.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (2023) serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have the benefit of DOUBLE GLAZED including the double opening patio doors.

OUTSIDE



To the front of the property there is a lawned garden with flower and shrub borders. Stone flagged driveway and pathways. External electric car charging point. Central modern double gates give further access down the side of the property with external gas and electric meters.

To the immediate rear there is a delightful slightly larger than average family garden with individual lawns and paved pathways. The garden has mature trees and shrubs and extends to the rear of the garage with artificial grass. Semi secluded sunny patio.

OUTSIDE



GARAGE

Brick constructed garage approached through an electric up & over door. Side glazed window giving natural light.

LOCATION

This completely modernised (from 2023) semi detached chalet house has the benefit of three reception rooms and three/four bedrooms dependant on family needs. It's situated in a quiet close adjoining Tewkesbury Drive within walking distance to local store on Saltcotes Bridge and being very close to schools and transport services running along Mythop Road directly into Lytham centre.

An internal and external inspection is strongly recommended to appreciate the very well presented family accommodation.

TENURE FREEHOLD/COUNCIL TAX

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

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.

VIEWING THE PROPERTY

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Digital Markets, Competition & Consumers Act 2024

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5 Bredon Close, Lytham

5, Bredon Close, Lytham St Annes, FY8 4LP



Total Area: 114.8 m² ... 1235 ft² (excluding rear porch)

All measurements are approximate and for display purposes only



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