



ESTATE AGENTS • VALUER • AUCTIONEERS



12 Southwood Close, Lytham

- Semi Detached True Bungalow
- In a Quiet Cul de Sac Location on Lytham Hall Park
- Spacious Lounge
- Kitchen
- Two Double Bedrooms
- Shower Room/WC
- Gardens to the Front & Rear
- Driveway for Good Off Road Parking & Timber Garden Store
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating D

£259,950

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



www.johnardern.com



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SIDE COVERED ENTRANCE

External wall light. Tiled floor. UPVC door with an inset obscure double glazed panel leading to:

HALLWAY

3.18m x 2.16m max (10'5 x 7'1 max)

(max L shaped measurements) Double panel radiator. Corniced ceiling with an overhead light. Side meter cupboard. Telephone point. Wall mounted central heating programmer control. White panelled doors leading off.

LOUNGE WITH DINING AREA

5.33m x 3.45m (17'6 x 11'4)

Spacious and tastefully presented reception room. Feature UPVC double glazed full length window overlooks the front garden and provides excellent natural light. Two top opening lights and fitted window blinds. Double panel radiator. Telephone point. Television aerial point. Internet point. Corniced ceiling with an overhead light. Focal point of the room is a tiled fireplace with a raised hearth and inset supporting an electric coal effect fire.



KITCHEN

2.92m x 2.84m (9'7 x 9'4)

UPVC double glazed opening window overlooks the sunny rear garden. Fitted window blinds. Adjoining UPVC outer door with an inset obscure double glazed panel gives direct garden access. Eye and low level fixture cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap. Set in roll edged laminate working surfaces with splash back tiling. Freestanding appliances comprise: Beko slide in electric cooker with a four ring hob, oven and grill. Stainless steel illuminated extractor canopy above. Beko fridge/freezer. Plumbing for a washing machine. Corniced ceiling with an overhead strip light. Single panel radiator. Useful built in broom cupboard with upper shelving.

Adjoining double doors reveal a built in cupboard housing a wall mounted Worcester combi gas central heating boiler.



BEDROOM ONE

3.73m x 2.82m plus door reveal (12'3 x 9'3 plus door reveal)

UPVC double glazed window overlooks the rear garden with a side opening light and fitted vertical window blinds. Single panel radiator. Corniced ceiling. Built in double wardrobe with hanging rail and storage shelf above.



BEDROOM TWO

2.97m x 2.87m (9'9 x 9'5)

Second double bedroom. UPVC double glazed window overlooks the front elevation. Top opening light and fitted vertical blinds. Corniced ceiling and overhead light. Single panel radiator.

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SHOWER ROOM/WC

1.73m x 1.60m (5'8 x 5'3)

UPVC obscure double glazed window to the side elevation with a display sill. Top opening light and fitted roller blind. Modern three piece white suite comprises: Corner step in shower cubicle with curved sliding glazed doors. Pedestal wash hand basin with a centre mixer tap. Low level WC completes the suite. Part waterproof panelled walls. Chrome heated ladder towel rail. Corniced ceiling. Loft access.



OUTSIDE

To the front of the bungalow is a deep open plan garden, attractively laid for ease of maintenance with stone chippings and have stone flags and a central flower bed. An adjoining long driveway provides good off road parking and leads down the side of the property. Timber gate gives direct rear garden access.

To the immediate rear is a delightful enclosed garden, enjoying a sunny south westerly facing aspect. The garden has been laid to lawn with stone chipped areas and side shrub borders and rockery with flowering plants. Timber garden store. Garden tap.



CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC units.

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 C

INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

A tastefully appointed two bedroomed semi detached true bungalow which enjoys a quiet cul de sac location 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 running along Forest Drive leading directly into Lytham centre with its principal shopping facilities and town centre amenities. Popular woodland walk through Witch Wood is also within close walking distance. Internal viewing recommended. No onward chain.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

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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.

Consumer Protection from Unfair Trading Regulation

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 out their own investigations before contract. Details Prepared April 2025

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



Total Area: 60.0 m² ... 646 ft²

All measurements are approximate and for display purposes only



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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