



ESTATE AGENTS • VALUER • AUCTIONEERS



118 Forest Drive, Lytham

- Detached True Bungalow
- In a Highly Sought After Location on South Park
- Lounge
- Dining Room/Bedroom Three Leading to a Conservatory
- Breakfast Kitchen
- Two Bedrooms
- Bathroom & Separate WC
- Garage for Storage & Driveway for Off Road Parking
- Viewing Recommended to see Potential on Offer
- Leasehold, Council Tax Band D & EPC Rating TBC

£325,000

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



www.johnardern.com



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SIDE ENTRANCE VESTIBULE

Approached through a UPVC obscure double glazed sliding outer door. Wood effect laminate floor. Inner pine part obscure glazed inner door opens to the Hallway.

HALLWAY

4.50m x 2.26m max (14'9 x 7'5 max)

(max L shaped measurements) Single panel radiator with a display shelf above. Laminate wood effect floor. Corniced ceiling and access to the loft space.



LOUNGE

4.17m x 3.56m (13'8 x 11'8)

Nicely appointed front principal reception room approached through an obscure part glazed panel door from the Hall. UPVC double glazed leaded window with a side opening light overlooks the front garden. Single panel radiator. Matching laminate wood floor. Focal point is a fireplace with a wood display surround with a raised hearth and an electric log effect fire. Corniced ceiling. Two wall light points. Television aerial point.



BREAKFAST KITCHEN

3.56m x 2.67m (11'8 x 8'9)

Approached through an obscure glazed door from the Hallway. UPVC double glazed window to the side elevation with a side opening light and fitted roller blind. Adjoining UPVC outer door with an inset obscure double glazed panel leads to the side of the bungalow. Range of wall and floor mounted cupboards and drawers. Turned laminate working surfaces with an inset one & a half bowl single drainer stainless steel sink unit with chrome mixer tap. Space for a slide in electric cooker. Plumbing and space for a slimline dishwasher and fridge/freezer. Single panel radiator. Wood effect panelled walls. Useful built in cupboard reveals space and plumbing facilities for a washing machine with useful shelving above.



BEDROOM ONE

3.61m x 3.61m (11'10 x 11'10)

Good sized principal double bedroom approached through an obscure glazed door from the Hall. UPVC double glazed window with a side opening light overlooks the rear SOUTH FACING GARDEN. Single panel radiator. Wood effect laminate floor. Overhead and two wall lights. Television aerial point.



BEDROOM TWO

3.25m x 2.67m (10'8 x 8'9)

Second bedroom at present being used as an office, again approached through an obscure glazed panelled door. Leaded UPVC double glazed window with a side opening light overlooks the front garden. Single panel radiator. Wood effect laminate floor. Internet point. Side built in cupboard houses a Glowworm combi gas central heating boiler with lower pine shelving.

BEDROOM THREE/DINING ROOM

2.77m x 2.67m (9'1 x 8'9)

Originally designed as a 3rd good sized bedroom at present used as a separate Dining Room and giving access to the rear Sun Room. Wood effect laminate floor. Single panel radiator. Sliding double glazed patio doors leading to the Sun Room.

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SUN ROOM/CONSERVATORY

2.82m x 2.46m (9'3 x 8'1)

A timber framed Conservatory enjoying a delightful SOUTH FACING sunny aspect with double glazed windows, two opening lights and vertical blinds. Pitched glazed roof with integral blinds. Double opening double glazed doors give garden access. Insulated pitched ceiling. Double glazed windows. Wood laminate floor. Single panel radiator.



BATHROOM

1.68m x 1.63m (5'6 x 5'4)

UPVC obscure double glazed window to the side elevation with a top opening light and fitted roller blind. Two piece suite comprises: Panelled bath with chrome mixer tap and hand held shower, pivoting glazed screen and an over bath shower with additional hand held shower attachment. Vanity wash hand basin with a centre mixer tap and cupboard below. Chrome heated ladder towel rail. Ceramic tiled floor with electric underfloor heating. Inset ceiling spot lights and extractor fan.



SEPARATE WC

1.68m x 0.74m (5'6 x 2'5)

Obscure double glazed window with a top opening light. Two piece white suite comprises: Vanity wash hand basin with a centre mixer tap and cupboard below. Roca low level WC. Corniced ceiling and overhead light.



OUTSIDE

To the front of the property is an open plan garden which has been laid for ease of maintenance with stone chippings and a concrete driveway providing off road parking for two cars. External wall mounted coach light and steps to the side entrance to the bungalow.

To the immediate rear there is an enclosed garden enjoying this SOUTH FACING sheltered and secluded aspect and is not directly overlooked. The garden has been laid again for ease of maintenance with stone chipped areas and stocked flower and shrub borders. Side pathway with timber gate leading to the front garden.



GARAGE

5.26m x 2.57m (17'3 x 8'5)

Attached Garage currently just used for storage with a front hardwood personal door. Sliding double glazed doors to the side lead to the rear garden. UPVC obscure double glazed window to the rear elevation. Power and light connected. Garden tap. Gas and electric meters. Circuit breaker fuse box.

CENTRAL HEATING (COMBI)

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

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 £15. Council Tax Band D

LOCATION

This detached originally three bedroomed true bungalow is conveniently situated on the ever popular development known as South Park. Being within a short walk to the centre of Lytham with its well planned and thriving shopping facilities and town centre amenities. Lytham Hall is a very pleasant stroll away as is Lytham Hall Park Primary School. An early inspection is strongly recommended to appreciate the potential this bungalow has to offer.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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

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THE GUILD

John Arden & 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.

Digital Markets, Competition & Consumers Act 2024

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118, Forest Drive, Lytham St Annes, FY8 4PS



Total Area: 79.1 m² ... 851 ft²

All measurements are approximate and for display purposes only



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



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