JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

4 Audley Close, Lytham

- Extended Detached True Bungalow
- Spacious Lounge with Dining Area
- Conservatory & Fitted Kitchen
- Two Double Bedrooms
- Modern Bathroom/WC
- South Facing Private Rear Garden
- Garage & Off Road Parking
- Gas Central Heating & Double Glazing
- No Onward Chain
- Freehold, Council Tax Band D & EPC Rating D

£435,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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SIDE ENTRANCE

HALLWAY

5.31m x 3.30m max (17'5 x 10'10 max)

(max L shaped measurements) Approached through an outer door with an inset obscure leaded double glazed panel. Obscure double glazed full length panels to either side of the door provide good natural light. Corniced ceiling. Inset ceiling spot lights. Access to loft space. Single panel radiator. Telephone point. Built in cupboard houses a wall mounted Worcester combi gas central heating boiler. Superb range of fitted units providing excellent storage space with shelving and illuminated displays. Matching contemporary doors lead off.

LOUNGE WITH DINING AREA

5.87m x 4.52m (19'3 x 14'10)

Spacious principal reception room. Two UPVC double glazed opening windows to the side elevation . Two single panel radiators. Corniced ceiling with inset spot lights. Television aerial point. Internal door to the Kitchen. UPVC double glazed sliding patio doors lead to the adjoining Conservatory.

CONSERVATORY

4.11m x 3.20m (13'6 x 10'6)

Spacious Conservatory with UPVC double glazed double opening French doors giving direct access to the South facing private rear gardens. Pitched glazed roof. Double glazed windows with a number of top opening lights. Wall light and two inset canopied ceiling lights. Double panel radiator. Laminate wood flooring.

KITCHEN

3.35m x 2.67m (11' x 8'9)

Fitted kitchen approached from both the Hallway and Lounge. UPVC double glazed window to the side elevation with two top opening lights. Good range of eye and low level fixture cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap. Set in laminate roll edged work surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Neff four ring induction hob. Stainless steel illuminated extractor canopy above. Neff electric oven and grill. Neff microwave oven above. Adjoining integrated fridge/freezer. Neff integrated washing machine and slimline Lamona dishwasher, both with matching cupboard fronts. Double panel radiator. Corniced ceiling with inset spot lights. Laminate wood flooring. UPVC outer door with an inset double glazed panel leads to the side and rear of the bungalow.

BEDROOM ONE

4.01m x 2.67m (13'2 x 8'9)

Principal double bedroom. UPVC double glazed window with side opening light overlooks the front garden. Single panel radiator. Fitted double wardrobe with sliding mirror fronted doors. Corniced ceiling with inset spot lights. Television aerial point.

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BEDROOM TWO

3.07m plus wardrobes x 3.05m (10'1 plus wardrobes x 10')

Second double bedroom. Matching double glazed window with side opening light overlooks the front garden. Single panel radiator. Fitted wardrobe with sliding mirror fronted doors. Corniced ceiling with inset spot lights.

BATHROOM/WC

2.95m x 1.60m (9'8 x 5'3)

UPVC obscure double glazed high level opening window. Four piece white suite comprises: Tiled paneled bath with centre mixer taps. Pedestal wash hand basin with centre mixer tap. Step in tiled shower compartment with a Mira Sport electric shower and pivoting glazed door. Low level WC completes the suite. Inset ceiling spot lights and extractor fan. Ceramic tiled walls and floor. Heated chrome ladder towel rail. Mirror fronted bathroom cabinet.

OUTSIDE

To the front of the bungalow is an open plan lawned garden with a long block paved driveway providing good off road parking and leading to the attached Garage. Timber gate and matching block paved pathway leads to the rear garden. Outside tap.

To the immediate rear is a good sized enclosed garden enjoying a private sunny south facing aspect. The garden has been mainly laid to lawn with a stone flagged patio area. Inset shrubs. Timber garden shed.

GARAGE

5.49m x 2.64m (18' x 8'8)

Attached garage approached through an electric up and over door. Power and light connected. Wall mounted gas and electric meters. UPVC rear personal door with an inset obscure glazed panel leads to the rear garden.

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 have been DOUBLE GLAZED

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NOTE
The carpets, curtains, blinds and light fittings are included in the asking price.

TENURE FREEHOLD/COUNCIL TAX
The site of the property is held Freehold. Council Tax Band D

LOCATION
A tastefully appointed two bedroomed detached true bungalow situated on this award winning development known as 'West Park' built in the early 1970's by Bovis Homes Ltd. West Park is situated within a short walk to local shopping facilities in Ansdell on Woodlands Road and is only minutes away from FAIRHAVEN GOLF COURSE. An internal inspection is strongly recommended to appreciate the accommodation this bungalow has to offer together with its good sized South Facing private rear garden. 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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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 our their own investigations before contract.

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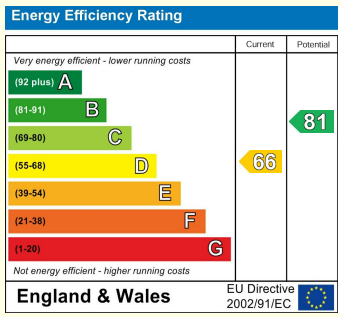

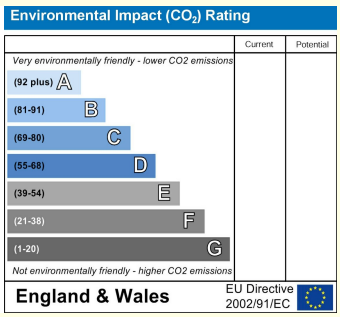

The Property Ombudsman

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