JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

6 Longwood Close, Lytham

- Semi Detached True Bungalow
- With a Superb Rear Garden Bordering Witch Wood
- Lounge
- Kitchen & Open Plan Dining Conservatory
- Two Double Bedrooms
- Bathroom/WC
- Garage & Driveway for Off Road Parking
- No Onward Chain
- Viewing Recommended
- Freehold, Council Tax Band C & EPC Rating D

£325,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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SIDE ENTRANCE VESTIBULE

Approached through a composite outer door with inset obscure double glazed panels. Overhead light. Tiled floor and step up to the hardwood inner door leading to the Hallway. Inset obscure glazed panels.

HALLWAY

3.15m x 2.16m max (10'4 x 7'1 max)

(max L shaped measurements) Entrance Hall with wood effect laminate flooring. Side gas and electric meter cupboard. Corniced ceiling and overhead light. Double panel radiator with a display shelf above. Doors leading off and double opening glazed panel doors leading to the Lounge.

LOUNGE

5.23m x 3.48m (17'2 x 11'5)

Spacious principal reception room. UPVC double glazed full length picture window overlooks the front garden and has views along the cul de sac. Top opening light and fitted vertical window blinds. Corniced ceiling and an overhead light. Dado rails. Double panel radiator. Television aerial point. Focal point is a fireplace with a white display surround. Raised hearth supporting a Flavel Regent gas fire.

KITCHEN

2.82m x 2.77m plus alcove (9'3 x 9'1 plus alcove)

Breakfast Kitchen leading off the Hallway through a glazed panel door. Eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap set in roll edged work surfaces with splash back tiling. Built in appliances comprise: Built in Hotpoint four ring electric ceramic hob. Hotpoint electric oven and grill below. Plumbing and space for a washing machine. Space for a fridge. Wall mounted Worcester combi gas central heating boiler. Laminate wood effect flooring. Double panel radiator. Square arch to the adjoining Conservatory.

DINING CONSERVATORY

3.43m x 3.18m (11'3 x 10'5)

Well proportioned Conservatory extension making the most of the private rear garden and woodland views. UPVC double glazed windows with four top opening lights. Pitched insulated glazed roof. UPVC double glazed double opening French doors give direct rear garden access. Double panel radiator. Wood effect laminate flooring. Two wall lights.

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BEDROOM ONE

3.73m x 2.87m plus reveal (12'3 x 9'5 plus reveal)

Tastefully decorated principal double bedroom. UPVC double glazed window overlooks the rear garden with a top opening light. Single panel radiator. Built in double wardrobe with storage space above.

BEDROOM TWO

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

Second double bedroom. UPVC double glazed window overlooking the front elevation with a top opening light and vertical blinds. Single panel radiator.

BATHROOM/WC

1.73m x 1.68m (5'8 x 5'6)

Three piece white bathroom suite. UPVC obscure double glazed window to the side elevation with a top opening light and tiled sill. Panelled bath with a pivoting glazed screen and a plumbed shower. Pedestal wash hand basin. Roca low level WC. Single panel radiator. Laminate wood effect flooring. Access to the loft space.

OUTSIDE

To the front of the property is an attractive open plan garden which has been laid for ease of maintenance with stone chippings and have inset and side shrubs. An adjoining asphalted driveway leads down the side of the bungalow to the Garage and provides good off road parking for two cars. Aluminium framed gate leads to the rear gardens.

To the immediate rear is superb enclosed garden enjoying a private aspect and bordering the mature woodland of Witch Wood. With a stone flagged patio area with side concrete pathways. Extensive lawn beyond and surrounded by curved well stocked established shrub borders. External light to the garden wall.

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GARAGE
5.54m x 2.74m (18'2 x 9')
Brick Garage approached through an up and over door. Side timber personal door. Power and light connected.

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

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED

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

LOCATION
This extended two bedroomed semi detached true bungalow enjoys a quiet cul de sac location just off Broadwood Way and boasts a superb rear lawned garden which borders Witch Wood. Situated 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. 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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6, Longwood Close, Lytham St Annes, FY8 4RW

Total Area: 71.8 m² ... 773 ft²

All measurements are approximate and for display purposes only

JOHN ARDERN
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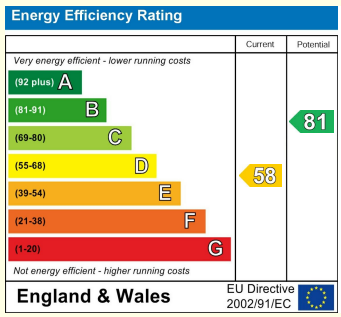
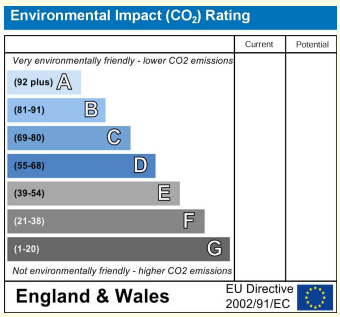
www.johnardern.com
Lytham St. Annes 01253 79 55 55

6 Park Street, Lytham, Lancashire, FY8 5LU
Tel: 01253 795555 • Fax: 01253 794455
www.johnardern.com
Principal: John M.Ardern FNAEA
Sales Manager: Zoe J. Ardern (BAHons) MNAEA





The Property Ombudsman

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