JOHN ARDERN
"The Family Estate Agent"
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Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS







122 Mythop Road, Lytham





- Detached True Bungalow
- Within Easy Reach of Lytham Town Centre
- In Need of Some Updating
- Spacious Lounge
- Kitchen & Side Lean to Porch Leading off
- Two Double Bedrooms
- Bathroom/WC
- Garage & Driveway for Off Road Parking
- Walled Gardens to the Front & Rear
- Leasehold, Council Tax Band D & EPC Rating D

£259,950

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

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ENTRANCE PORCH
1.73m x 1.40m (5'8 x 4'7)
Approached through a UPVC outer door with an inset double glazed panel. Further double glazed windows to either side. Overhead light. Ceramic tiled floor. Power socket. UPVC inner door with an inset decorative double glazed leaded panel leads to the Hall.

HALLWAY
Spacious Hall with a corniced ceiling. Side gas and electric meter cupboard. Double panel radiators. Double opening doors reveal a cupboard housing an Ideal Logic combi gas central heating boiler with shelving above. Access to the part boarded loft space via a pull down ladder. Wall mounted central heating programmer control.



LOUNGE
5.21m x 3.71m plus bay (17'1 x 12'2 plus bay)
Spacious reception room. Walk in square bay overlooks the front garden with double glazed leaded windows and two top opening lights. Two additional double glazed windows to the side elevation. Double panel radiator. Corniced ceiling. Two wall lights. Television aerial point. Focal point of the room is a fireplace with a marble effect tiled hearth and inset. Note: we understand the gas coal effect fire has been disconnected.




KITCHEN
3.94m x 2.69m (12'11 x 8'10)
Double glazed opening window to the side elevation. 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 matching splash back. Built in appliances comprise: Five ring gas hob in a brushed chrome surround. Illuminated stainless steel extractor canopy above. Space for an integrated electric oven and grill. Plumbing for a washing machine. Cupboard with space for a fridge/freezer. Single panel radiator. Corniced ceiling with inset ceiling spot lights. Obscure glazed door leading to the side lean to.




SIDE LEAN TO PORCH
4.19m x 0.86m (13'9 x 2'10)
Timber framed lean to providing additional storage space. Wall light and power connected. UPVC double glazed outer door leads to the rear garden.

BEDROOM ONE
3.96m x 3.66m (13' x 12')
Principal double bedroom. Double glazed window overlooks the rear garden with a top opening light. Corniced ceiling. Double panel radiator. A shower cubicle remains but is no longer in working order.




BEDROOM TWO
3.25m x 2.87m (10'8 x 9'5)
Second double bedroom. Double glazed window to the rear elevation with a top opening light. Corniced ceiling. Double panel radiator.



BATHROOM/WC
2.08m x 1.93m (6'10 x 6'4)
Obscure double glazed window to the side elevation with a top opening light. Three piece white suite comprises: Panelled bath with a glazed shower screen and a Triton Cara overbath electric shower. Pedestal wash hand basin. Low level WC. Part tiled walls. Corniced ceiling with inset ceiling spot lights. Extractor fan. Heated ladder towel rail.

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OUTSIDE
To the front of the bungalow is a walled garden which is laid to lawn with well stocked side flower and shrub borders. An adjoining driveway provides off road parking with a timber gate leading to the inner driveway providing a useful bin store area with Garage beyond and additional timber gate to the rear garden.

To the immediate rear is an an enclosed garden stone flagged for ease of maintenance with inset areas of artifical lawn. Timber framed summer house/garden store with double opening party glazed doors.





GARAGE
5.54m x 2.87m (18'2 x 9'5)
Garage currently used for storage with a side part glazed personal door. Power and light connected.

CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from an Ideal Logic combi boiler 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 approximately £9.46.
Council Tax Band D

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

LOCATION
This detached two bedroomed true bungalow, now ready for some updating is conveniently placed on Mythop Road, within walking distance to two primary schools and St Bede's Senior school and only 15 minutes walk into the centre of Lytham with its comprehensive shopping facilities and amenities, together with Lytham Green and Lytham Hall. There are transport services running adjacent on Mythop Road, with bus services connecting Lytham St Annes High School and Preston College.

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.

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

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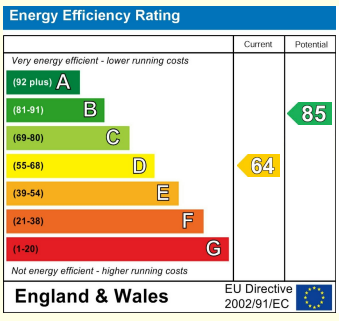
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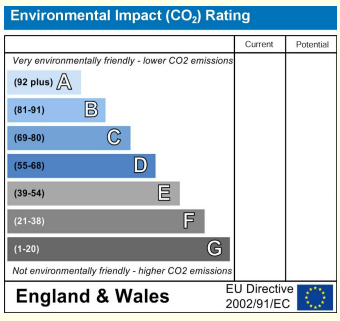
122, Mythop Road, Lytham St Annes, FY8 4HQ



Total Area: 83.5 m² ... 898 ft²

All measurements are approximate and for display purposes only





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