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24 Forest Drive, Lytham

- Detached Family House
- Excellent Location
- Lounge with Dining Area
- Fitted Kitchen
- Cloaks/WC
- Four Bedrooms & Spacious Bathroom
- Lovely South Facing Garden
- Garage & Driveway
- In Need of Some Updating
- No Onward Chain

£329,950

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



www.johnardern.com



24 Forest Drive, Lytham

GROUND FLOOR

ENTRANCE PORCH

2.79m x 1.02m (9'2 x 3'4)

Approached through a UPVC outer door with inset double glazed panels. Matching double glazed full length windows to the side with two top opening lights. Tiled floor and overhead light. Inner hardwood door with inset stained glassed and leaded panel leads to the hallway. Matching decorative glazed panels to the side providing natural light to the hallway.

HALLWAY

5.08m x 1.91m (16'8 x 6'3)

Staircase leads off to the first floor with ranch style balustrade. Useful understairs cloaks/store cupboard with overhead light. Additional built in store cupboard with power and light connected. Single panel radiator. Telephone point. Corniced ceiling

CLOAKS/WC

2.34m x 0.81m (7'8 x 2'8)

UPVC obscure double glazed opening window. Two piece suite comprising: Low level WC and wash hand basin. Single panel radiator. Wood effect flooring.

LOUNGE WITH DINING AREA

6.71m x 4.62m max (22' x 15'2 max)

(max L shaped measurements) Spacious principal through room. UPVC leaded double glazed picture window enjoys an outlook over the front garden. Two side opening lights and fitted vertical window blinds. Television aerial point. Corniced ceiling. Double panel radiator. Focal point of the room is a fireplace with polished wood display surround, raised marble hearth and inset supporting a gas coal effect living flame fire. Second single panel radiator and stainless glass serving hatch from the dining area to the adjoining kitchen. Sliding aluminium framed double glazed patio doors overlook and give direct access to the SOUTH FACING rear garden.



KITCHEN

3.51m x 2.49m (11'6 x 8'2)

UPVC double glazed leaded window overlooks the rear garden with two top opening lights. UPVC outer door with inset obscure double glazed panels gives rear garden access. Range of eye and low level cupboards and drawers. Incorporating double glazed display units, corner shelving and wine rack. One and a half bowl stainless steel single drainer sink unit with centre mixer tap. Set in heat resistant roll

edged work surfaces with splash back tiling. Canopied lighting above the sink. Built in appliances comprise: AEG four ring gas hob. Illuminated extractor canopy above. Hotpoint electric double oven and grill. Integrated dishwasher. Integrated fridge with matching cupboard front. Wall mounted Glowworm gas central heating boiler with adjoining programmer control.



FIRST FLOOR LANDING

Central landing approached from the previously described staircase with matching balustrade. Single panel radiator. Access to loft space via a pull down ladder with a light. Built in airing cupboard houses a hot water cylinder and provides linen storage space. Panelled doors lead off

BEDROOM ONE

3.61m x 3.45m (11'10 x 11'4)

UPVC double glazed leaded window overlooks the front elevation with views along Forest Drive. Two side opening lights. Single panel radiator. Overbed reading light. Fitted bedroom furniture comprises: two doubles and a single wardrobe with storage above. Centre kneehole glass topped dressing table with strip light over. Additional built in cupboard with hanging rail.



BEDROOM TWO

3.48m x 2.74m (11'5 x 9')

Second double bedroom. UPVC double glazed leaded window overlooks the front elevation. Two side opening lights. Single panel radiator. Deep built in wardrobe with hanging rail

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BEDROOM THREE

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

UPVC double glazed window overlooks the south facing rear aspect. Two top opening lifers. Single panel radiator.



OUTSIDE

To the front of the property is an open plan lawned garden with well stocked flower and shrub borders with trellis work and climbing plants. Block paved driveway provides off road parking for two cars and leads directly to the integral garage. Timber gate gives direct access to the rear garden and pathway providing a dustbin store area.

To the immediate rear is a stunning south facing enclosed rear garden. Some flagged patio area adjoins the rear of house with side ornamental fish pond, trellis and established Clematis. Low level wrought iron fencing and gate leads to the rear lawned garden area with very well kept curved flower and shrub borders with mature conifer hedging. Garden tap. Aluminium framed greenhouse and timber garden shed.



BEDROOM FOUR

2.51m x 2.59m (8'3 x 8'6)

Fourth well proportioned bedroom. UPVC double glazed leaded window to the rear elevation. Two top opening lights. Television aerial lead. Built in cupboard.



BATHROOM/WC

2.92m x 1.65m (9'7 x 5'5)

Spacious family bathroom. Four piece coloured suite comprises: Panelled bath with centre mixer tap and a Triton T10 electric shower over. Twyford's low level WC and bidet. Twyford's pedestal wash hand basin. Single panel radiator. Ceramic tiled walls. UPVC obscure double glazed opening window.



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GARAGE

5.23m x 2.49m (17'2 x 8'2)

Approached through an up and over door. Side hardwood personal door. Power and light supplies connected. Plumbing for washing machine. Space and vent for a tumble dryer.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Glowworm boiler in the kitchen serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

The site of the property will be Freehold however there is an issue to be resolved (Solicitors to confirm) Council Tax Band E

LOCATION

This four bedroomed detached family home was originally constructed in the early 1970s by Richard Costain Ltd and been occupied by the same family since new. Located on the ever popular development known as 'Lytham Hall Park' being within a short walk to Lytham Hall Park Primary School and close to Fairhaven Golf Club. There are transport services running along Forest Drive leading directly into Lytham, Ansdell or St Annes. Lytham centre with its comprehensive shopping facilities is also within approx a 15 minute walk from the property. An internal inspection is strongly recommended to fully appreciate the potential this property has to offer which is in need of some modernisation together with a superb south facing rear garden.

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

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.

PROPERTY MISDESCRIPTION ACT

John Arden & 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 May 2021



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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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