



ESTATE AGENTS • VALUER • AUCTIONEERS



## 12 Cherrywood Avenue, Lytham

- Detached True Bungalow Standing on a Large Corner Plot
- Spacious Lounge with Dining Area
- Kitchen
- Two Double Bedrooms
- Shower Room/WC
- Good Sized Gardens to the Front, Side & Rear
- Garage & Driveway for Off Road Parking
- No Onward Chain
- Viewing Recommended
- Freehold, Council Tax Band D & EPC Rating D

**£389,950**

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



[www.johnardern.com](http://www.johnardern.com)



## 12 Cherrywood Avenue, Lytham

### SIDE ENTRANCE

Side covered entrance with an overhead light and tiled floor. UPVC door with inset obscure double glazed panels leads to the Hallway.

### HALLWAY

3.20m x 2.24m max (10'6 x 7'4 max)

L shaped Hall with a wood effect laminate floor. Corniced ceiling and overhead light. Side gas and electric meter cupboard. Single panel radiator. White panelled doors leading off to all rooms.



### LOUNGE WITH DINING AREA

4.80m x 3.45m (15'9 x 11'4)

Spacious reception room with a UPVC double glazed picture window overlooking the attractive front aspect. Central top opening light and fitted shutters. Two additional double glazed windows, both with top opening lights and matching shutters overlook the side elevation and provide further excellent natural light. Double panel radiator. Television aerial point. Focal point is a fireplace with a white display surround, raised polished hearth and inset supporting a gas coal effect living flame fire.



### BEDROOM ONE

4.14m x 3.51m (13'7 x 11'6)

Superb principal double bedroom. UPVC double glazed double opening French doors overlook and give direct access to the private rear garden with mature woodland beyond. Fitted roller blind. Double panel radiator. Wood effect laminate flooring. Four inset ceiling spot lights. Telephone point. Range of fitted bedroom furniture comprises: Three double wardrobes with an adjoining four drawer display unit. Additional built in double wardrobe and adjoining cupboard housing a wall mounted Worcester combi gas central heating boiler.



### KITCHEN

2.84m x 2.64m (9'4 x 8'8)

UPVC double glazed window enjoys an outlook over the rear private garden. Side opening light. Adjoining UPVC double glazed outer door leads directly to the garden. Range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap set in roll edged laminate working surfaces with splash back tiling. Built in appliances comprise: Neff four ring gas hob. Illuminated extractor canopy above. Indesit electric oven and grill. Freestanding Zanussi washing machine. Beko freestanding condensing tumble dryer. Logik freestanding fridge/freezer. Single panel radiator. Wall mounted central heating programmer control. Overhead light.

# 12 Cherrywood Avenue, Lytham



## BEDROOM TWO

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

Second double bedroom. UPVC double glazed window overlooking the front garden with a central top opening light and fitted shutters. Single panel radiator. Four inset ceiling spot lights. Laminate wood effect flooring.



## SHOWER ROOM/WC

1.83m x 1.75m (6' x 5'9")

UPVC obscure double glazed window to the side aspect with a side opening light, tiled display sill and fitted roller blind. Three piece white suite comprises: Corner step in shower cubicle with curved glazed sliding doors and a plumbed shower. Roca semi concealed low level WC. Adjoining vanity wash hand basin with a centre mixer tap, cupboard below and a display surround. Ceramic tiled walls and floor. Wall mirror. Double panel radiator. Access to loft space. Overhead light and wall mounted extractor fan.



## OUTSIDE

To the front of the bungalow is an open plan lawned garden with side conifer hedging and inset maturing tree. Stone flagged pathways and adjoining concrete driveway leads down the side of the property to the Garage, providing good off road parking. External all weather power point. Garden tap and external lighting. Double opening decorative metal gates lead to the rear gardens.

To the immediate rear is a good sized garden enjoying a sunny private aspect. With two large stone flagged terraces with central lawned area, supported by borders stocked with shrubs and flowering plants. Side conifer hedging provides good privacy. To the rear of the Garage is the timber Summer House. External lighting and power point.



## SUMMER HOUSE

Timber framed summer house with double opening glazed doors. Overhead light and power connected.



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## GARAGE

5.44m x 2.74m (17'10 x 9')

Approached through an electric up and over door. Side hardwood personal door. UPVC double glazed window to the side elevation provides some natural borrowed light. Power and light connected. Stainless steel single drainer sink unit set in a work top with cupboard below. Wall mounted shelving.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (installed 2015) in Bedroom One 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 D

## LOCATION

This two bedroomed detached true bungalow is situated in the corner of a quiet close adjoining a very convenient pedestrian walk way onto Blackpool Road and being very close to Ansdell's comprehensive shopping facilities on Woodlands Road. There are bus services adjoining leading to both Lytham and St Annes principal centres. Other local points of interest within a short walking distance include Fairhaven Golf Club, Hall Park Primary School, Witch Wood and Lytham Hall. Internal and external viewing is strongly recommended. No onward chain

## 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## Digital Markets, Competition & Consumers Act 2024

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 2026

12, Cherrywood Avenue, Lytham St Annes, FY8 4PJ



Total Area: 58.5 m<sup>2</sup> ... 630 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>68</b>		<b>85</b>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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