JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

6 Applewood Close, Lytham

- Superb Detached Family House
- Quiet Cul de Sac Location in a Sought After Area
- Close Walking Distance to Witch Wood & Lytham Hall
- Rear Lounge Overlooking Good Sized Family Garden
- Modern Open Plan Dining Kitchen
- Three Bedrooms, Dressing Room/Bedroom Four & Modern Shower Room/WC
- Garage & Excellent Off Road Parking with Electric Car Charging Point
- Within Easy Reach of Lytham Hall Parking Primary School
- Viewing Recommended
- Freehold, Council Tax Band E & EPC Rating D

£429,950

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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GROUND FLOOR

SIDE ENTRANCE
Side covered entrance with a wall mounted external coach light.

HALLWAY
15'1 x 5'9
Central Hall approached through a composite outer door with inset obscure double glazed leaded panels. Adjoining UPVC double glazed full length window to the side provides excellent natural light. Porcelain wood effect tiled flooring. Corniced ceiling with two overhead lights. Part wood panelled walls to the dado rail. Single panel radiator. Staircase with a side ranch style balustrade leads to the first floor. Very useful understair cloaks/store cupboards. Matching contemporary panel doors leading off.

CLOAKS/WC
4'3 x 3'7
UPVC obscure double glazed window to the side elevation with a top opening light. Fitted 'Night & Day' window blinds. Two piece Rak Ceramics white suite comprises: Low level WC. Corner wash hand basin with a centre mixer tap. Matching porcelain tiled floor and part wood panelled walls. Single panel radiator.

LOUNGE
19' x 12'4

Spacious full width principal reception room. UPVC double glazed sliding patio doors overlook and give direct access to the good sized rear family garden. Additional full length double glazed picture window also benefits from a rear garden view. Large side opening light and fitted 'Night & Day' window blinds. Two single panel radiators. Corniced ceiling. Two overhead lights. Television aerial point. Matching porcelain wood effect tiled flooring. Focal point of the room is a slate hearth supporting a cast iron multi fuel burning stove with a wooden display plinth above.

OPEN PLAN DINING KITCHEN
19'5 x 9'9

Feature open plan full width family Dining Kitchen with Sitting Area. To the Kitchen area is a UPVC double glazed window enjoying an attractive outlook the front elevation with views of the cul de sac. Two large opening lights and fitted window blinds. The Kitchen was installed in 2018 and comprises a good range of eye and low level cupboards and drawers. One and a half bowl stainless steel sink unit with a Ghrohe centre mixer tap with instant boiling water. Set in heat resistant Quartz working surfaces with matching splash back. Large island unit/breakfast bar with further drawers below and pendant light fitting above. Built in appliances comprise: Siemens electric induction hob. Illuminated stainless steel extractor canopy above. Siemens electric oven and grill with steam function. Adjoining combination microwave oven. Integrated Siemens dishwasher with a matching cupboard front. Space and plumbing for a large American style fridge/freezer. Wall mounted concealed Worcester combi gas central heating boiler. Karndean wood effect flooring. Inset ceiling spot lights. Contemporary wall mounted column radiator. Part glazed outer

door leads to the side of the house.

To the Living area is a second UPVC double glazed window enjoying a front facing aspect with a top opening light and matching 'Night & Day' blinds. Focal point is a corner Contura wood burning cast iron stove. Provisions for a wall mounted TV.

FIRST FLOOR LANDING

12'9 x 8'5 max

(max L shaped measurements) Approached from the previously described staircase with matching ranch balustrade. UPVC obscure double glazed leaded opening window to the side elevation, providing further good natural light to the Stairs & Landing areas. Single panel radiator. Access to the part boarded loft space with a light and a pull down wooden folding ladder. Matching contemporary doors leading off.

BEDROOM ONE

11'9 x 9'8

Delightful principal double bedroom with UPVC double glazed French doors and a Juliette style balcony. Overlooking the rear garden. Single panel radiator. Internet/ethernet points.

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BEDROOM TWO
11'9 x 8'7

Second double bedroom currently used as a family Snug. UPVC double glazed window to the rear elevation. Side opening light and fitted 'Night & Day' window blinds. Single panel radiator. Internet/ethernet point. Aerial socket and power point for a wall mounted TV. Built in wardrobe.

BEDROOM THREE
10'2 x 9'8

Third double bedroom with a UPVC double glazed window overlooking the front elevation. Side opening light and fitted window blinds. Single panel radiator. Wall mounted desk.

DRESSING ROOM/BEDROOM FOUR
7'3 x 6'8 plus wardrobes

Originally the fourth bedroom, currently fitted and used as a Dressing Room. UPVC double glazed window to the front elevation with a side opening light and window blinds. Single panel radiator. Fitted cupboards to one wall with shelving. Bank of wardrobes with sliding doors and a central mirrored panel. Fitted kneehole dressing table with a drawer below.

SHOWER ROOM/WC
8'7 x 5'3

Modern family Wet Room comprising a three piece white suite. UPVC obscure double glazed window to the side elevation with a top opening light and tiled display sill. Wide showering area with a fixed glazed screen. Plumbed overhead rainfall shower and additional shower attachment. Recessed tiled display shelf. Rak Ceramics wall hung wash hand basin with a centre mixer tap. Low level WC completes the suite. Wall mounted illuminated mirror. Ceramic tiled walls and floor. Two overhead lights and extractor fan. Chrome heated ladder towel rail.

OUTSIDE

To the front of the property is an open plan garden with a front corner lawn with side shrub border. An extensive asphalted driveway provides excellent off road parking for a number if cars and the driveway continues down the side of the property to the Garage and benefiting from a wall mounted electric car charging point. Timber gate to the side leads to the rear garden with an external all weather power point.

To the immediate rear is a superb family garden with a stone flagged sun terrace leading off the patio doors from the rear Lounge. External lighting and matching stone flagged pathway leading down the other side of the house with a second timber gate leading to the front garden. Providing a useful bin store area. Garden tap. There is a good sized rear lawn with very well stocked side flower and shrub borders. Additional all weather external power points. Fitted high level dining area being adjacent to a timber framed Pergola providing an additional private seating/entertaining area with a raised deck.

GARAGE

19'2 x 8'4

Attached brick garage approached through double opening side hinged "Fort Doors". Side hardwood personal door leading to the rear garden. Glazed window to the rear aspect. Power and light connected. Wall mounted gas and electric meters. Internet/Ethernet cabling. Plumbing for a washing machine.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (2017) in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

NOTE

We understand the property was re-wired in 2017

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band E

LOCATION

This spacious detached family property underwent a modernisation programme by the current Vendors in 2017/2018 and stands on a large plot on this delightful cul de sac, located on the ever popular development known as 'Lytham Hall Park'.

6 Applewood Close, Lytham

Constructed originally in the early 1970's by Richard Costain Ltd and being within strolling distance to the centre of Lytham via Witch Wood, with its well planned shopping facilities and town centre amenities. The highly regarded Lytham Hall Park Primary School is also nearby along with Lytham Hall and its beautiful parkland. Fairhaven & Green Drive Golf Clubs are also within easy reach. Internal and external viewing recommended.

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

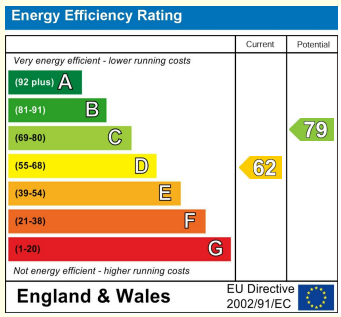
John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated 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.

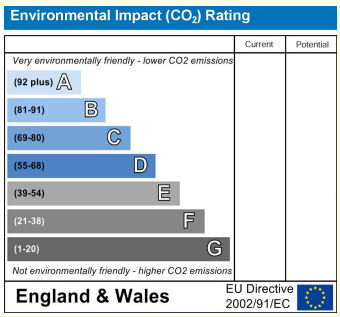
Digital Markets, Competition and Consumers Act 202

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. Details Prepared September 2025

Total Area: 100.1 m² ... 1077 ft² (excluding garage)

All measurements are approximate and for display purposes only





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