JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

12 Audley Close, Lytham

- Spacious Extended Detached Family House
- Hallway & Cloaks/WC
- Two Reception Rooms
- Superb Open Plan Living/Dining Kitchen Extension
- Four Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Large Enclosed Private Rear Gardens
- Double Garage, Excellent Off Road Parking & Electric Car Charging Point
- Viewing Essential
- Freehold, Council Tax Band F & EPC Rating C

£625,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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12 Audley Close, Lytham

GROUND FLOOR

HALLWAY
10'2 x 8'6

Central Hall approached through a modern outer door with inset obscure double glazed panels. Double panel radiator. Corniced ceiling. Turned staircase leads to the first floor with a white spindled balustrade. Understair cloaks/store cupboard. Wood effect flooring. Contemporary doors leading to the Lounge and Cloaks/WC.

CLOAKS/WC
7'1 x 2'9

Two piece white suite with a low level WC and tiled display surround. Wash hand basin. Part tiled walls. Overhead light and ceiling extractor fan. Side cloaks store area. (Note: we understand there is an unused blocked off area which remains between the side inner WC wall and the Kitchen where the original Utility Room used to be, providing scope to knock through and extend the Cloaks/WC if required)

LOUNGE
21' x 11'5

Well proportioned principal Lounge. UPVC double glazed window overlooking the front garden with two side opening lights. Fitted 'Night & Day' window blinds. Double panel radiator. Eight inset ceiling spot lights. Television aerial point. Telephone/internet point. Focal point of the room is a recessed brick fireplace with a slate tiled hearth supporting a feature cast iron wood burning stove (approx 3 years old).

INNER HALL
5'6 x 3'11

Two inset ceiling spot lights and matching wood effect flooring. Sliding door to the 2nd reception room and door to the Kitchen.

2ND RECEPTION ROOM/STUDY
14'10 x 7'9

Second useful reception room which is currently used as a home office and gym. UPVC double glazed window overlooking the front elevation with two side opening lights and fitted 'Night & Day' window blinds. Matching wood effect flooring. Double panel radiator. Six inset ceiling spot lights. Power point and aerial socket for a wall mounted TV.

OPEN PLAN LIVING/DINING KITCHEN
31'1 x 15' max l shaped

Stunning extension providing a large family entertaining Dining Kitchen.

DINING KITCHEN

With an excellent range of eye and low level cupboards and drawers. Franke one and a half bowl stainless steel sink unit with a moulded draining board, a centre mixer tap and Quooker instant boiling water tap. Set in Corian working surfaces with matching splash back and concealed downlighting. Concealed water meter. Feature large central Island with a matching Corian work top and further cupboards and drawers below. Dining area with six bar stools. To the island unit is a Siemens five ring electric induction hob with a stainless steel extractor set above and surrounded by inset ceiling spot lights. Wine fridge. Further integrated appliances include two Siemens electric ovens, steam oven and microwave oven. Bosch dishwasher with a matching cupboard front. Large Siemens American style fridge/freezer with water and ice dispenser. Adjoining pull out larder unit. Polished tiled floor. Two sets of double glazed Bi-Folding patio doors overlook and give direct access to the rear family garden.

LIVING AREA

To the Living area are double glazed double opening French doors also overlooking and giving additional rear garden access. Matching full length double glazed panels to either side. Feature double glazed lantern roof with a number of inset ceiling spot lights. Matching polished tiled floor. Two wall mounted contemporary column radiators. Aerial point and power socket for a wall mounted TV.

FIRST FLOOR LANDING

6'6 x 5'6

Approached from the previously described staircase with a matching white spindled balustrade. Large UPVC obscure double glazed window to the half landing provides excellent natural light to the Hall, Stairs and Landing areas. Access to loft space. Contemporary doors leading off.

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BEDROOM ONE
12'8 x 11'6

Principal double bedroom. UPVC double glazed window overlooks the rear of the property with two side opening lights. Double panel radiator. Four inset ceiling spot lights. Range of Sharps bedroom furniture comprises a double and three single wardrobes to one wall. Matching bedside drawer units and a fitted display cupboard. Power point and aerial socket for a wall mounted TV. Door leading to the En Suite.

EN SUITE SHOWER/WC
9' into shower x 3'7

High level UPVC obscure double glazed opening window to the rear elevation with a tiled display sill. Three piece suite fitted in 2022 comprises: Large tiled showering area with a plumbed overhead shower, additional hand held shower and fixed glazed screen. Recess tiled display shelf. Wall hung wash hand basin with a centre mixer tap and two drawers below. Illuminated mirror above. Ceramic tiled walls and floor with electric underfloor heating. Chrome heated towel rail. Three inset ceiling spot lights and extractor fan.

BEDROOM TWO
12'6 x 11'6 max

Second double bedroom. UPVC double glazed window also overlooking the rear elevation. Two side opening lights. Double panel radiator. Four inset ceiling spot lights. Power point and aerial socket for a wall mounted TV. Built in double and single wardrobe. Wall mounted display shelving units.

BEDROOM THREE
12'5 max x 7'4

Third fitted double bedroom. UPVC double glazed window enjoys an outlook to the front of the property with views along Audley Close. Two side opening light and fitted 'Night & Day' window blinds. Double panel radiator. Three inset ceiling spot lights. Matching Sharps bedroom furniture comprises a fitted double headboard and adjoining double and single wardrobe. Three wall mounted shelving display units.

BEDROOM FOUR
11'6 x 7'4

Fourth larger than average bedroom. UPVC double glazed window overlooking the front aspect. Fitted 'Night & Day' window blinds. Two side opening lights. Four inset ceiling spot lights. Single panel radiator.

BATHROOM/WC
6'6 x 5'5

Family bathroom comprising a three piece white suite, fitted in 2022. Tiled panelled bath with a centre mixer tap. Overbath shower and additional hand held shower attachment with a pivoting glazed screen. Wall hung wash hand basin with a centre mixer tap and two drawers below. Illuminated mirror above. Low level WC completes the suite. Ceramic tiled walls and floor. Four inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail.

OUTSIDE

To the front of the property is a deep open plan lawned garden with a corner rockery and stone flagged pathway leading to the front entrance with external lighting and space for a garden bench/seating. A very long stone flagged adjoining driveway with an additional stone chipped area provides excellent off road parking for a number of cars and leads directly to the attached double garage. Wall mounted electric car charging point. Timber gate leads to the rear garden.

To the immediate rear is a large enclosed family garden which enjoys a private sunny south easterly facing aspect. With a stone flagged sun terrace with fitted corner timber framed benches. Adjoining lawn with raised shrub and flower beds. Part artificial lawned area. External lighting and garden tap. Covered log store area and concrete pathways.

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DOUBLE GARAGE

17'6 x 16'5

Approached through an electric up and over door (approx 5-6 years old) with external lighting. Power and light connected. Rear Utility area with plumbing for a washing machine and space for a tumble dryer. Some fitted shelving and wall units for storage. Gas and electric meters. Circuit breaker fuse box. Rear UPVC personal door with an inset obscure double glazed panel leads to the rear garden. Wall mounted combi gas central heating boiler.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a combi boiler in the Garage 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 F

LOCATION

This tastefully presented four bedroomed extended detached family house was constructed in the 1970s by 'Bovis Homes Ltd' and enjoys a quiet cul de sac location just off Kingston Drive on this popular development known as 'West Park'. The property is situated very close to Ansdell's thriving shopping facilities on Woodlands Road and is walking distance to Fairhaven Golf Club and local primary and senior schools. Viewing strongly recommended to appreciate the accommodation this property has to offer together including a superb open plan living/dining kitchen and a good sized private rear garden.

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 & Consumers Act 2024

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 out their own investigations before contract. Details Prepared September 2026

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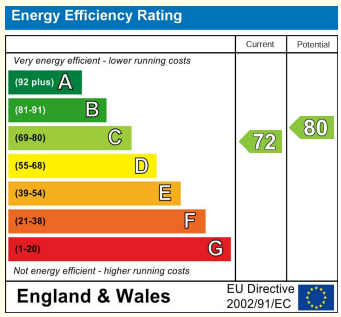

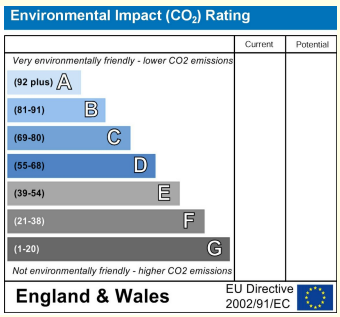

The Property Ombudsman

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