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

4 Birchwood Close, Lytham

- Deceptively Spacious Detached True Bungalow
- Spacious Lounge & Breakfast Kitchen
- Conservatory
- Three Bedrooms
- Shower Room/WC & 2nd Separate WC
- Gardens to the Front & Rear
- Excellent Off Road Parking for a Number of Cars
- Cul de Sac Location with a Gate Leading Directly into Witch Wood
- No Onward Chain
- Freehold, Council Tax Band D & EPC Rating D

£369,950

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

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SIDE ENTRANCE

ENTRANCE VESTIBULE
Approached through a UPVC outer door with an inset double glazed stained glass and leaded panel. Overhead light. Inner UPVC door with an inset double glazed panel and blinds leading to the Hallway.

HALLWAY
5.03m x 2.36m max (16'6 x 7'9 max)
(max L shaped measurements) Central Hall with a corniced ceiling and loft access. Single panel radiator. Dado rails. Side meter cupboard. Telephone point. White panelled doors leading off.

LOUNGE
5.18m x 3.53m (17' x 11'7)
Spacious principal reception room. UPVC double glazed windows with side and upper opening lights overlook the front and side elevations. Corniced ceiling, Overhead light and wall lights. Television aerial point. Focal point is a fireplace with a display surround and raised hearth supporting a pebble effect electric fire.

KITCHEN
3.56m x 2.82m (11'8 x 9'3)
Family Kitchen approached through a glazed door from the Hallway. UPVC double glazed window overlooks the side of the bungalow with a top opening light. Adjoining UPVC door with a leaded double glazed panel leads to the side driveway and is generally used as the main entrance. Good range of eye and low level cupboards and drawers. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap, set in working surfaces with splash back tiling. Built in appliances comprise: Neff four ring electric induction hob. Hotpoint illuminated stainless steel extractor canopy above. Blomberg electric oven and grill below. Freestanding Blomberg dishwasher. Lec freestanding fridge/freezer. Double panel radiator. Inset ceiling spot lights. Ceramic tiled floor. Cupboard conceals a wall mounted Vaillant combi gas central heating boiler.

CONSERVATORY
6.10m x 3.15m (20' x 10'4)
Large brick based Conservatory approached through an obscure glazed door off the rear of the Hallway. Deep UPVC double glazed windows overlook the rear garden with Witch Wood woodland beyond. Six top opening lights. Central double opening French doors give direct garden access. Pitched glazed roof. Wall light. Double panel radiator. Television aerial lead. Wood strip floor.

BEDROOM ONE
3.76m x 2.95m (12'4 x 9'8)
Double glazed window with side and upper opening lights overlooks the front garden. Panel radiator. Corniced ceiling. Fitted bedroom furniture comprises: Double and three single wardrobes with inset mirrored panels. Adjoining corner display shelving. Bedside drawer units with corner shelving, fitted double headboard and overbed storage. Kneehole dressing table with drawers and shelving to the sides. Television aerial lead.

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BEDROOM TWO
3.53m x 2.97m (11'7 x 9'9)
Second double bedroom. UPVC double glazed leaded window looks through into the Conservatory with the garden beyond. Side and top opening lights. Corniced ceiling. Fitted bedroom furniture comprises: Double and three single wardrobes. Overbed storage and fitted display headboard. Kneehole dressing table with drawers to either side. Wall mirror. Single panel radiator. Television aerial lead.

BEDROOM THREE
2.97m x 1.98m (9'9 x 6'6)
UPVC double glazed leaded window with a top opening light looks through to the Conservatory and rear garden beyond. Additional double glazed window to the side elevation, again with a top opening light. Single panel radiator. Corniced ceiling. Fitted double and single wardrobes with inset mirrored panels and folding doors. Provision for wall mounted television with adjoining aerial lead.

SHOWER ROOM/WC
1.93m x 1.85m (6'4 x 6'1)
UPVC obscure double glazed window to the side aspect with a top opening light. Three piece white suite comprises: Corner step in shower cubicle with a pivoting glazed door and plumbed shower. Vanity wash hand basin with a centre mixer tap and cupboard below. Low level WC completes the suite. Ceramic tiled walls. Overhead light and ceiling extractor fan. Chrome heated ladder towel rail. Wall mounted mirror fronted bathroom cabinet.

SECOND SEPARATE WC
1.98m x 0.79m (6'6 x 2'7)
Useful 2nd separate WC. UPVC obscure double glazed window to the side elevation with a top opening light. Two piece white suite comprises: Low level WC. Wash hand basin. Glass display shelf and splash back tiling. Mirror fronted bathroom cabinet, Heated towel rail. Ceramic tiled floor and overhead light.

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

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED

OUTSIDE
To the front of the property is a large open plan lawned garden with side curved flower beds. A pre printed concrete driveway provides off road parking and has a stone chipped side border with further inset shrubs and flowering plants. A matching pathway leads down the side of the property to the side entrance accessing the Hallway and having external power points. The wide driveway continues and provides further excellent off road parking for a number of cars, again bordered with mature shrubs. This driveway leads to the Garage and the second side entrance with steps and a wrought iron hand rail leading to the Kitchen. Garden tap and security lighting. Timber gate leads to a private rear paved courtyard providing a bin store area and rear lawn continuing to the main rear garden.

To the immediate rear the garden has been laid to lawn with block paved pathways and well stocked side flower and shrub borders. External lighting. Timber shed. At the rear of the garden is a gate which can give DIRECT access into Witch Wood.

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GARAGE
Brick garage approached through an up and over door.

TENURE FREEHOLD/COUNCIL TAX
The site of the property is held Freehold. Council Tax Band D

LOCATION
A deceptively spacious three bedroomed detached true bungalow occupies a large plot at the end of this delightful cul de sac bordering and having a gate leading directly to Witch Wood. Birchwood Close located just off Broadwood Way on on the ever popular development known as Lytham Hall Park, constructed by Richard Costain Ltd in the early 1970s. Being well placed close to Ansdell's shopping facilities on Woodlands Road and Fairhaven Golf Club. Lytham centre is a short drive away with its principal shopping facilities and town centre amenities. Lytham Hall and Witch Wood are also within walking distance. Internal viewing strongly recommended to appreciate the potential this bungalow has to offer. No onward chain.

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

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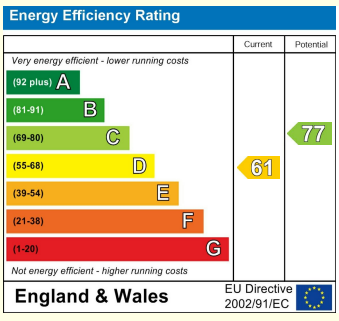
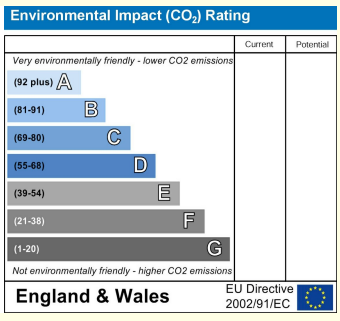
4, Birchwood Close, Lytham St Annes, FY8 4PQ

Total Area: 96.6 m² ... 1040 ft²

All measurements are approximate and for display purposes only





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