



ESTATE AGENTS • VALUER • AUCTIONEERS



## 18 North Houses Lane, Lytham St Annes

- Spacious Double Fronted Detached True Bungalow
- Situated in a Highly Sought After Location
- Standing in Large Private Landscaped Gardens to the Front & Rear
- Large Lounge & Conservatory
- Fitted Kitchen & Separate Utility Room
- Two En Suite Double Bedrooms & 3rd Bedroom/Dining Room
- Excellent Off Road Parking & Double Garage
- Viewing Recommended to Appreciate the Potential this Property has to Offer
- Potential for Additional Dormer Extension Subject to Planning
- No Onward Chain, Freehold, Council Tax Band G & EPC Rating D

**£625,000**

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



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



## 18 North Houses Lane, Lytham St Annes

### GROUND FLOOR

Covered entrance with an overhead light and ceramic tiled floor.

### ENTRANCE VESTIBULE

8'3 x 5'6

Approached through an obscure double glazed outer door. Matching full length double glazed panels to either side of the door. Decorative corniced ceiling with an overhead light. Side gas and electric meter cupboard. Ceramic tiled floor. Inner double opening opening glazed doors lead to the Hallway. Matching glazed panels to either side provide good natural light to the Hall.

### CENTRAL HALLWAY

22'3mx 8'2 minium



Spacious 'T' shaped entrance Hall. Corniced ceiling with decorative ceiling rose. Three wall lights. Inset ceiling light box. Wall mounted recessed display niche. Telephone/internet point. Single panel radiator. Wall mounted central heating programmer control. Access to the loft space via a pull down ladder. Double doors reveal a built in cloaks/store cupboard 7'3 x 1'10 with an overhead light, hanging rail and shelving. Matching double doors reveal a second walked in store cupboard with an automatic light, which houses the wall mounted Vaillant combi gas central heating boiler with pine shelving for linen storage.

### LOUNGE

23'7 x 16'2



An impressive principal reception room. UPVC double glazed window enjoys a delightful outlook over the front garden. Side opening light. Focal point of the room is a fireplace with a raised marble hearth and inset. Two double glazed windows to either side of the fireplace overlook the side of the property. Ornate corniced ceiling two decorative ceiling roses. Three single panel radiators. Television aerial point. Decorative obscure glazed sliding doors lead to the adjoining Dining Room.



### **DINING ROOM/BEDROOM THREE**

**15'10 x 12'**



Second spacious reception room or good sized third double bedroom, currently approached from both the Hallway and Lounge. Sliding double glazed patio doors overlook and give direct access to the private rear garden. Corniced ceiling and centre decorative rose. Four wall lights and central picture light. Double panel radiator. Wall mounted electric fire. Television aerial point.

### **KITCHEN**

**12'4 x 9'4**



Double glazed window looks through to the Conservatory with gardens beyond. Side opening light. Additional obscure glazed windows on the inner wall to the Hallway. Good range of eye and low level fixture cupboards and drawers. Franke one and a half bowl stainless steel single drainer sink unit. Set in laminate working surfaces with splash back tiling. Built in appliances comprise: Five ring gas hob. Illuminated stainless steel and glass extractor canopy above. Beko electric oven and grill below. Baumatic slimline dishwasher and integrated fridge, both with

matching cupboard fronts. Inset ceiling spot lights and ceiling light box. Single panel radiator. Utility Room leading off.

### **UTILITY ROOM**

**13'1 x 6'1**

Useful separate Utility with eye and low level cupboards and drawers. Corner display shelving. Stainless steel sink unit. Plumbing for washing machine. Space for a tumble dryer and fridge/freezer. Ceiling strip light and light box. Outer door with an inset double glazed panel gives access to the Conservatory.

### **CONSERVATORY**

**16'4 x 10'10**



Good sized Conservatory with a pitched and insulated glazed ceiling. Central overhead light. Double glazed windows overlook the rear gardens with a number of stained glass and opening upper lights. Central double opening French doors give garden access. Ceramic tiled floor. Fitted cloaks/store cupboard.

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## BEDROOM SUITE ONE

17'5 x 15'1



Good sized principal en suite double bedroom. Double glazed window overlooks the front gardens with a side opening light. Double panel radiator. Corniced ceiling. Range of fitted bedroom furniture comprises: Four double wardrobes with hanging rails and shelving. Additional overbed storage units with two over bed reading lights. Folding Louvre doors lead to the En Suite.

## EN SUITE SHOWER ROOM/WC

12'5 x 7'2



Obscure double glazed window to the side elevation with a top opening light. Four piece white suite comprises: Corner shower with a fixed glazed screen. Plumbed overhead shower, hand held shower, folding seat and hand rails. Vanity wash hand basin with a centre mixer tap, cupboards below and an illuminated wall mirror above. Glazed display shelf. Low level WC and adjoining Bidet. Single panel radiator. Heated towel rail. Tiled walls. Inset ceiling spot lights.

## BEDROOM SUITE TWO

14' x 11'4



Second en suite double bedroom. Double glazed window overlooks the landscaped rear garden with a side opening light. Single panel radiator. Corniced ceiling. Wall light and overhead light. Two fitted double wardrobes with overbed storage. Two additional wall lights. Folding Louvre door leads to the En Suite.

## EN SUITE BATHROOM/WC

7'8 x 6'7



En Suite Bathroom accessed from both the Hallway and 2nd Bedroom. Obscure double glazed window to the side elevation with a top opening light. Three piece suite comprises: Panelled bath with an over bath plumbed shower and folding glazed screen. Vanity wash hand basin with cupboard and drawers below set in a laminate display surround. Wall mirror and strip light over incorporating a shaving socket. Low level WC. Tiled walls. Inset ceiling spot lights. Heated ladder towel rail.

## OUTSIDE



The front of the property is approached via a wide driveway providing excellent off road parking for a number of cars and leading down the side of the bungalow to the rear double garage and to the front covered entrance. Adjoining attractive raised crazy paved terrace with raised flower and shrub borders. Inset central rose bushes and side conifer hedging. Gates to either side of the bungalow give rear garden access.

To the immediate rear is a superb enclosed landscaped garden enjoying a private sunny aspect. With a large stone flagged sun terrace. A wooden arch with climbing plants leads to the rear lawned area. Surrounded by well stocked flower and shrub borders, with mature trees and conifers. Rear timber framed summer house. External lighting and garden tap. Additional secluded stone flagged patio area to the rear of the garden with adjoining stone chipped area and pathway.



## DOUBLE GARAGE

**18'4 x 16'2**

Approached through an electric up and over door. Pitched and tiled roof. Power and light connected. Double glazed window to the side provides some natural borrowed light. Side opening light.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Vaillant combi boiler 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 G

## INTERNET CONNECTION/MOBILE PHONE SIGNAL

Ultrafast Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

## LOCATION

This spacious double fronted detached true bungalow stands on a large private plot in a most desirable residential location. North Houses Lane is a select cul-de-sac leading off Heyhouses Lane being very convenient for both Lytham and St Annes principal centre's and having thriving local shopping facilities near by on Woodlands Road in Ansdell. North Houses Lane is also well placed for a number of championship Golf Courses including Royal Lytham. An internal and external viewing is essential to appreciate the potential this property has to offer which is in need of some updating. No onward chain.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

# 18 North Houses Lane, Lytham St Annes

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

## Consumer Protection from Unfair Trading Regulation

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 2024

18, North Houses Lane, Lytham St Annes, FY8 4NT



Total Area: 178.8 m<sup>2</sup> ... 1924 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 77        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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