JOHN ARDERN

"The Family Estate Agent"

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ESTATE AGENTS • VALUER • AUCTIONEERS

119 Forest Drive, Lytham

- Tastefully Presented Extended Detached Family House
- In a Sought After Location Close to Lytham Hall Park Primary School
- Lounge, Dining Room & Sitting Room Extension
- Modern Fitted Extended Kitchen & Utility Room
- Three Double Bedrooms
- Shower Room & Separate WC
- Private Rear Gardens
- Off Road Parking & Front Part Of Original Garage for Storage
- No Onward Chain
- Freehold, Council Tax Band D & EPC Rating C

£369,950

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

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GROUND FLOOR

ENTRANCE PORCH
5'11 x 3'1

Approached through a modern outer door with an inset upper double glazed leaded fan light. UPVC obscure double glazed windows to the front and side of the porch with fitted window blinds. Overhead light. Inner door with inset obscure double glazed panels leads to the Lounge. Full length obscure double glazed panel to the side.

LOUNGE
16'5 x 12'3 plus bay

Tastefully presented front reception room. UPVC double glazed oriel bay window overlooks the front aspect with a side opening light, integral blinds and deep display sill. Double panel radiator. Television aerial point. Internet point. Corniced ceiling with an overhead light. Focal point of the room is a modern fireplace with a display surround, matching raised hearth and inset supporting a gas coal effect living flame fire. Staircase leads off to the first floor with a ranch style balustrade. Contemporary panel door leading to the adjoining Dining Room.

DINING ROOM
13'5 x 8'5

Second reception room with a UPVC obscure double glazed window to the side elevation. Top opening light and fitted window blinds. Single panel radiator. Square arch leads to the rear Sitting Room and matching panel door to the adjoining Kitchen.

SITTING ROOM
13'4 x 12'

Very well proportioned extended family reception room. UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Matching full length double glazed windows to either side of the doors, both with top opening lights. Double panel radiator. Television aerial point.

KITCHEN
10'5 x 8'8

Modern fitted Kitchen. UPVC double glazed window overlooks the private rear garden with two side opening lights, window blinds and a tiled display sill. Good range of eye and low level cupboards and drawers. Incorporating a wine rack. One and a half bowl single drainer sink unit with a centre mixer tap set in laminate working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Caple four ring gas hob. Stainless steel illuminated extractor canopy above. Caple electric double oven and grill. Microwave oven above. Integrated fridge with a matching cupboard front. Single panel radiator. Very useful deep under stair cloaks/store cupboard (5'2 x 2'6 some restricted head height) with an overhead light and double power socket. Door leading off to the Utility Room.

UTILITY ROOM
10'1 x 4'10

Very useful separate Utility Room which has been created by using the rear section of the original integral Garage. With eye and low level cupboards and a central display shelf. Stainless steel single drainer sink unit with a centre mixer tap set in a laminate working surface with splash back. Beko freestanding dishwasher and freestanding freezer. Plumbing and space for a washing machine and tumble dryer. Electrically heated towel rail. Overhead light and wall mounted extractor fan. UPVC door with an inset obscure double glazed panel leading to the side entrance and garage.

SIDE ENTRANCE
10'3 x 2'8

Two inset ceiling spot lights. Wall mounted Main Eco Compact combi gas central heating boiler (approx 3-4 years old). UPVC outer door leading to the side and rear of the house.

INTEGRAL GARAGE (STORAGE ONLY)
8'4 x 7'8

The front part of the original Garage remains and provides excellent storage space. With a modern Hormann up and over front Garage door. Power and light connected. Water tap. Gas and electric meters. Circuit breaker fuse box.

FIRST FLOOR LANDING
8'7 x 8'6

Central Landing approached from the previously described staircase with a

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matching ranch balustrade. UPVC double glazed window to the rear elevation provides excellent natural light to the stairs and landing areas. Side opening light and fitted vertical window blinds. Corniced ceiling. Access to the loft space. White panelled doors leading off to all 1st floor rooms.

BEDROOM ONE

16'5 x 12'3

Large tastefully decorated principal double bedroom. UPVC double glazed window enjoys an outlook to the front elevation with views along Broadlands Place. Two side opening lights and vertical window blinds. Single panel radiator. Range of bedroom furniture including three double wardrobes with two inset mirrored panels. Matching bedside drawer units. Further four and five drawer units. Telephone point. Television aerial point.

BEDROOM TWO

12'5 x 8'3

Second nicely decorated double bedroom. UPVC double glazed window overlooking the front of the property. Two side opening lights and vertical blinds. Single panel radiator. Television aerial point.

BEDROOM THREE

10'2 x 8'5

Third good sized double bedroom. UPVC double glazed window overlooks the rear of the property with views towards the mature woodland bordering Lytham Hall. Two side opening lights. Vertical window blinds. Single panel radiator.

SHOWER ROOM
5'5 x 5'4

Modern Shower Room with a UPVC obscure double glazed window to the side elevation, two top opening lights and tiled display sill. Full width shower compartment with a fixed glazed screen. Plumbed overhead shower and additional hand held shower attachment. Pedestal wash hand basin. Mirror fronted bathroom cabinet above. Glass display shelf and wall mounted shaving point. Contemporary column radiator in anthracite grey. Ceramic tiled walls with feature Italian inset glass tiled pattern relief. Overhead light and ceiling extractor fan.

SEPARATE WC
5'8 x 2'6

UPVC obscure double glazed window to the rear elevation. Top opening light, tiled sill and fitted blinds. Matching white low level WC. Ceramic tiled walls with a matching inset pattern relief. Wall mirror.

OUTSIDE

To the front of the property there is an easily maintained open plan garden with a side artificial lawn with block paved pathway and adjoining block paved driveway providing off road parking. Further concrete pathways lead down both sides of the house, each with timber gates leading to the rear garden.

To the immediate rear is a good sized enclosed family garden with a stone flagged terrace and rear lawn supported by well stocked and established mature shrub borders which provide excellent privacy. External lighting and garden tap. Small garden storage unit.

CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a Main Eco combi boiler (approx 3/4 years ago) 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

NOTE
The carpets, curtains, blinds and light fittings are included in the asking price.

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LOCATION

Very tastefully presented extended three bedroomed detached family house situated on the popular development known as 'South Park' constructed originally in the early 1970's and being within easy walking distance to the centre of Lytham with it's well planned shopping facilities and town centre amenities. The highly regarded Lytham Hall Park Primary School is a 5 minute walk away. Lytham Hall, arguably the finest Georgian Hall in Lancashire and it's parkland are an easy 5 minute stroll away via the side entrance on Forest Drive. Fairhaven Golf Club is within a 10 minute walk from the property. Viewing recommended. 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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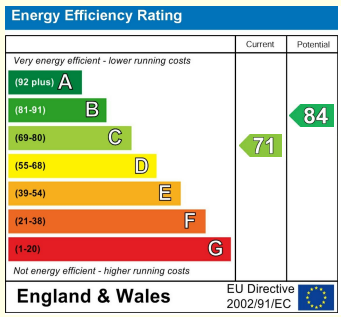
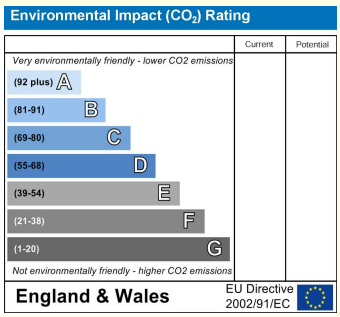
John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry our their own investigations before contract. Details Prepared June 2026





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