JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

28 Holcroft Place, Lytham

- Spacious Link Detached True Bungalow
- Large Lounge & Fitted Breakfast Kitchen
- Two Double Bedrooms
- Third Bedroom/Dining Room
- Bathroom/WC
- Good Sized Private Rear Garden
- Garage & Driveway for Off Road Parking
- Within Easy Reach of Lytham Town Centre
- No Onward Chain
- Freehold, Council Tax Band D & EPC Rating D

£365,000

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

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HALLWAY

L shaped central Hall approached through a UPVC outer door with an inset stained glass leaded obscure double glazed panel. Matching leaded double glazed panel to the side provides further excellent natural light. Fitted door mat. Two overhead lights and access to the part boarded loft space via a pull down timber framed ladder. The loft has a light and houses the Vaillant combi gas central heating boiler (approx 5 years old). Single panel radiator. Contemporary panelled doors leading off.

LOUNGE

6.22m x 3.35m (20'5 x 11')

Nicely appointed and well proportioned principal reception room. UPVC double glazed leaded oriel bay window overlooks the front garden. With two side opening lights and a deep display sill. UPVC double glazed sliding patio doors overlook and give direct access onto the rear garden. Two single panel radiators. Corniced ceiling with an overhead light. Two wall lights. Television aerial point. Telephone/internet point. Matching panelled door leads to Bedroom Two.

BREAKFAST KITCHEN

3.30m x 2.74m (10'10 x 9')

Approached through an archway from the Hall. UPVC double glazed window overlooks the private rear garden with a side opening light and window blinds. Comprising a good range of eye and low level fixture cupboards and drawer units with discreet downlighting and upper lighting. Corner shelving display. Stainless steel single drainer circular sink unit with a centre mixer tap set in roll edged laminate working surfaces with mosaic splash back tiling. Built in appliances comprise: Five ring gas hob set in a brushed chrome surround. Illuminated stainless steel and glass extractor canopy above. 'Cata' fan assisted electric oven and grill below. Integrated fridge/freezer, Hotpoint dishwasher and washing machine, all with matching cupboard fronts. Ceramic tiled floor. Matching breakfast bar with further cupboards below. Aerial point and power socket for a wall mounted TV. Chrome heated ladder towel rail. UPVC outer door with an inset obscure double glazed panel gives access to the rear garden.

BEDROOM ONE

3.91m x 3.35m (12'10 x 11')

Principal double bedroom. UPVC double glazed window with a side opening light and vertical window blinds overlooks the rear garden. Single panel radiator. Two freestanding double wardrobes with two inset mirrored panels. Television aerial point.

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BEDROOM TWO
4.47m plus wardrobes x 2.79m (14'8 plus wardrobes x 9'2)
Second double bedroom leading off the Lounge. Two UPVC double glazed windows with side opening lights and window blinds overlook the rear garden. Double panel radiator. Television aerial point. Overhead light. Bank of fitted wardrobes comprising a double and two single wardrobes.

BEDROOM THREE/RECEPTION ROOM
2.97m x 2.64m (9'9 x 8'8)
Third bedroom which could also be used as a reception room if preferred. UPVC double glazed leaded oriel bay window overlooks the front aspect. Two side opening lights and deep display sill. Single panel radiator.

BATHROOM/WC
2.29m x 1.65m (7'6 x 5'5)
UPVC obscure double glazed leaded window to the front elevation with a top opening light. Fitted window blinds and tiled display sill. Three piece white suite comprises: L shaped panelled bath with a centre mixer tap and overbath plumbed shower. Curved glazed shower screen and corner wall mounted glazed display unit. Pedestal wash hand basin with centre mixer tap. Matching wall mounted corner glazed display. Low level WC completes the suite. Part ceramic tiled walls and tiled floor. Single panel radiator.

OUTSIDE
To the front of the bungalow is a very attractive open plan landscaped garden laid for ease of maintenance with coloured stone chippings with inset shrubs, conifers and palm. A central block paved pathway leads to the front entrance with an external wall light. Adjoining matching block paved driveway provides off road parking and leads to the attached Garage. Timber gate leads to the rear garden.

To the immediate rear of the property there is a large landscaped garden enjoying a private aspect and again laid for ease of maintenance with stone flags and well stocked with established trees, flower and shrub borders. Timber shed. Garden tap and external lighting,

GARAGE
4.78m x 2.64m (15'8 x 8'8)
Single car garage with up & over door. Power and light connected. Housing the gas and electric meters.

CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a Vaillant combi boiler (approx 5 years old) in the loft 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

LOCATION
This spacious three bedroomed link (by garage) detached true bungalow is conveniently situated on the ever popular development known as South Park constructed in the early 1970's by Moore Brothers. It is within a pleasant stroll to both the centre of Lytham and Ansdell with their comprehensive shopping facilities and town centre amenities. There are transport services running adjacent through South Park

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linking both Lytham and St Annes centres. The bungalow is also within yards to Lytham Hall Park Primary School and lies close to Fairhaven Golf Course and Lytham Hall with its park, cafe and grounds. Lytham Hall also hosts many events throughout the year. An internal viewing is essential to appreciate the flexible accommodation this bungalow has to offer with easily managed gardens to the front and rear together with a single garage and driveway providing good off road parking. No onward chain

VIEWING THE PROPERTY

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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

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28, Holcroft Place, Lytham St Annes, FY8 4PW

Total Area: 77.3 m² ... 832 ft² (excluding garage)

All measurements are approximate and for display purposes only

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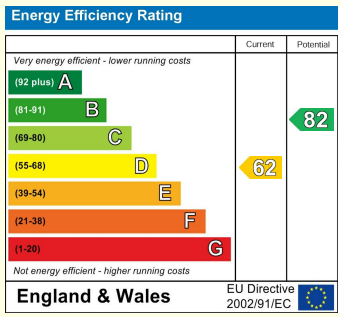

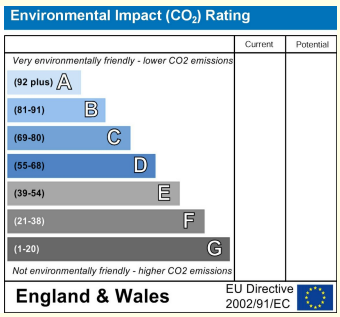

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