



ESTATE AGENTS • VALUER • AUCTIONEERS



17 Broadwood Way, Lytham

- Detached True Bungalow
- Highly Sought After Residential Location
- Lounge, Kitchen & Dining Conservatory
- Two Double Bedrooms
- Modern Wet Room/Shower/WC
- Easily Managed Garden to the Front & Rear
- Good Off Road Parking with Car Port & Garage
- Gas Central Heating & Double Glazing
- Freehold, Council Tax Band D & EPC Rating D
- No Onward Chain

£299,950

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



www.johnardern.com



17 Broadwood Way, Lytham

SIDE ENTRANCE

Covered open porch entrance with tiled floor and overhead light.

HALLWAY

L shaped hallway approached through a UPVC outer door with an inset obscure stained glass leaded double glazed panel. Single panel radiator. Corniced ceiling. Wall mounted room thermostat. Side display gas and electric meter cupboard. Telephone point. Laminate wood effect flooring. White panelled doors lead off.



LOUNGE

5.26m x 3.48m (17'3 x 11'5)

Well proportioned principal reception room. UPVC double glazed oriel bay window overlooks the front garden with a deep display sill and two top opening lights. Two additional double glazed windows to either side of the fireplace. The focal point of the room is a recessed marble fireplace with display hearth supporting a gas coal effect living flame fire. Double panel radiator. Corniced ceiling. Television aerial point.



KITCHEN

2.95m x 2.84m (9'8 x 9'4)

Double glazed window overlooks the rear garden with a top opening light. Range of eye and low level fixture cupboards and drawers. One and a half bowl single drainer sink unit with a centre mixer tap. Set in roll edged working surfaces with ceramic splash back tiling and concealed down lighting. Built in appliances comprise: Bosch four ring induction hob. Illuminated extractor canopy above. Bosch electric oven and grill below. Integrated fridge. Single panel radiator. Corniced ceiling. Built in store cupboard. Adjoining built in double cupboard houses the wall mounted Vaillant combi gas central heating boiler. UPVC door with an inset obscure double glazed panel gives access to the Conservatory.



CONSERVATORY

4.42m x 2.77m (14'6 x 9'1)

Good sized Dining Conservatory with UPVC double glazed windows overlooking the rear garden. Number of top opening lights and fitted vertical window blinds. Pitched and glazed roof. UPVC double glazed French door gives garden access. Two wall lights. Two double panel radiators.

17 Broadwood Way, Lytham



BEDROOM ONE

3.73m x 3.45m max (12'3 x 11'4 max)

Principal double bedroom. UPVC double glazed window to the rear elevation looks through the Conservatory with the garden beyond. Two top opening lights. Single panel radiator. Corniced ceiling. Built in double wardrobe with sliding mirrored doors. Range of fitted bedroom furniture comprises: Dressing table with drawers below. Bedside drawer units and adjoining matching wardrobes.



BEDROOM TWO

2.95m x 2.84m (9'8 x 9'4)

UPVC double glazed window overlooks the front garden with a top opening light. Single panel radiator. Corniced ceiling. Fitted single wardrobe.



SHOWER ROOM/WC

1.73m x 1.63m (5'8 x 5'4)

Modern wet room style shower room. UPVC obscure double glazed window to the side elevation with a top opening light. Tiled showering area with a fixed glazed screen and having a plumbed overhead shower with additional hand held shower. Rak Ceramics wash hand basin with a centre mixer tap. Rak Ceramics low level WC completes the suite. Contemporary chrome heated ladder towel rail. Panelled ceiling with inset ceiling spot lights and loft access. Mosaic ceramic tiled floor.



OUTSIDE

To the front of the bungalow is an open plan garden which has been laid for ease of maintenance with a central well stocked flower and shrub rockery. A matching driveway provides excellent off road parking and leads down the side of the bungalow with a covered car port leading to the Garage. External lighting. Timber gate giving direct access to the rear garden.

To the immediate rear is an enclosed easily managed garden, which has been laid with stone flagged pathway and patio area with a central circular feature. Additional raised rear sun patio. Side raised border with trellis work and climbing plants. External lighting and garden tap.



GARAGE

5.64m x 2.69m (18'6 x 8'10)

Approached through an up and over door. Side personal door. UPVC double glazed windows provide natural light. Power and light connected. Plumbing for a washing machine. Space for tumble dryer and additional fridge/freezer if required.

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 with UPVC units.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band D

INTERNET CONNECTION/MOBILE PHONE SIGNAL

The current vendor reports a good mobile signal throughout the property. Further information can be found at <https://propertychecker.co.uk/broadband-speed-check>

17 Broadwood Way, Lytham

LOCATION

This two bedroomed detached true bungalow is situated on a sought after road adjoining Forest Drive on the ever popular development known as Lytham Hall Park which was constructed by Richard Costain Ltd in the early 1970s. Being very well placed close to Ansdell's shopping facilities on Woodlands Road and being within minutes to Fairhaven Golf Club. There are transport services running along Forest Drive leading directly into Lytham centre with its principal shopping facilities and town centre amenities. Popular woodland walk through Witch Wood is also within close walking distance. Internal viewing recommended to appreciate the potential this property has to offer. No onward chain.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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 Arden & 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.

Consumer Protection from Unfair Trading Regulation

John Arden & 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 December 2023

17, Broadwood Way, Lytham St Annes, FY8 4PH



Total Area: 80.3 m² ... 864 ft²

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

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	80

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



John Arden & 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.