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ESTATE AGENTS • VALUER • AUCTIONEERS







93 South Park, Lytham





- Stunning Detached True Bungalow
- Modernised Throughout in 2025
- On the Popular South Park Development
- Spacious Lounge with a Multi Fuel Burning Cast Iron Stove
- Modern Fitted Dining Kitchen & Utility Room
- Three Bedrooms
- Modern Shower Room/WC
- Good Off Road Parking & Small Garage Area for Storage
- Viewing Essential
- Leasehold, Council Tax Band C & EPC Rating C

£435,000

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

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ENTRANCE VESTIBULE
1.45m x 1.30m (4'9 x 4'3)
External wall mounted light and RING doorbell. Approached through a modern (2025) composite outer door with an inset obscure double glazed lead panel providing natural light. Double panel radiator. Two inset ceiling spot lights. Laminate wood flooring. Inner part glazed contemporary door leading to:

HALLWAY
3.20m x 0.81m (10'6 x 2'8)
Inner Hall with matching laminate wood flooring. Three inset ceiling spot lights. Panel radiator with a decorative screen. Dining Kitchen leading off. Panel door leading to the Bedroom Two.

BEDROOM TWO
3.71m x 2.31m (12'2 x 7'7)
UPVC double glazed window overlooks the front garden with two side opening lights. Fitted vertical window blinds Double panel radiator. Matching laminate wood flooring. Overhead light. Aerial point and power socket for a wall mounted TV.

DINING KITCHEN
5.05m x 3.18m (16'7 x 10'5)
Very well fitted modern inner Dining Kitchen, installed approximately 12 months ago. Glazed window looks through into the rear Reception Room. Good range of eye and low level cupboards and drawers. Inset sink unit with a centre mixer tap and moulded draining board set in Quartz working surfaces with splash back tiling. Built in appliances comprise: AEG four ring electric induction hob. Contemporary illuminated extractor above. AEG electric oven. Inset ceiling spot lights. Wall mounted column radiator. Matching laminate wood flooring. Double opening part glazed hardwood doors give direct access to the Sitting Room. Part glazed door leads to the Utility Room.





UTILITY ROOM
2.57m x 1.88m (8'5 x 6'2)
Very useful separate Utility Room converted from the rear area of the original Garage. With a UPVC obscure glazed window to the side elevation with a top opening light. Fitted laminate working surface. Plumbing for a washing machine below and space for a tumble dryer. Fitted full length store cupboard and adjoining shelving. Space for a fridge/freezer. Wall mounted Baxi combi gas central heating boiler (2025). Single panel radiator. Inset ceiling spot lights and loft access point. Panel door leading to the integral Garage.

SITTING ROOM EXTENSION
5.49m x 3.66m (18' x 12')
Stunning rear extension again added to the Bungalow in 2025, offering a very well presented reception room and enjoying a sunny south facing rear aspect. With a pitched roof and four Velux double glazed pivoting roof lights having fitted integral blinds. Two additional deep UPVC double glazed windows to the side elevation with fitted 'Night & Day' window blinds. UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Additional double glazed window to the rear elevation with two side opening lights and matching 'Night & Day' blinds. Focal point of the room is a multi fuel burning cast iron stove set on a display hearth with feature rear wall tiles. Matching laminate wood flooring. Two wall mounted contemporary column radiators. Provisions for a wall mounted TV.





INNER HALLWAY
2.41m x 0.97m (7'11 x 3'2)
Approached off the Dining Kitchen and leading to Bedrooms One and Three. Matching laminate wood floor. Overhead light. White panelled doors leading off.

BEDROOM ONE
3.96m x 3.23m (13' x 10'7)
Tastefully presented and decorated principal double bedroom. UPVC double glazed window overlooks the front garden. Two side opening lights and fitted vertical window blinds. Double panel radiator. Overhead light. Extensive range of modern fitted bedroom furniture comprises: Double and two single wardrobes. Wide display unit with six drawers below. Adjoining kneehole dressing table. Matching laminate wood flooring. Aerial point and socket for a wall mounted TV.



BEDROOM THREE/STUDY
2.95m x 2.08m (9'8 x 6'10)
Third good sized bedroom with a double glazed window overlooking the private rear garden. Side opening light and fitted 'Night & Day' window blinds. Double panel radiator. Overhead light. Matching laminate wood flooring. Display shelving.

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SHOWER ROOM/WC

2.06m x 2.06m (6'9 x 6'9)

Modern three piece white suite (2025). UPVC obscure double glazed window to the rear elevation with a side opening light. Wide showering area with a fixed glazed screen, plumbed overhead shower and additional hand held shower attachment. Wall hung wash hand basin with a centre mixer tap. Illuminated mirror fronted bathroom cabinet above incorporating a shaving socket. Low level WC completes the suite. Matching laminate wood floor. Part splashproof panelled walls. Heated ladder towel rail. Inset ceiling spot lights and extractor fan.





OUTSIDE

To the front of the bungalow is an open plan garden laid for ease of maintenance with coloured slate stone chippings and two inset flower beds. An adjoining stone flagged driveway provides good off road parking for two cars. External lighting. Ornate metal gate to the side of the property and a matching pathway leads to the rear garden.

To the immediate rear is a delightful enclosed garden enjoying a private sunny south facing aspect. With a stone flagged sun terrace and rear lawned area. With raised side timber planters. Useful bin store area with attractive timber raised planters and decorative privacy screens. Additional side coloured slate stone chipped area with a central flower bed. All weather external power points. Garden tap and external lighting.

INTEGRAL GARAGE (STORAGE)

2.74m x 2.79m max (9' x 9'2 max)

The original front part of the Garage remains and is currently used as a workshop but also provides good storage space. With a front electric roller door and wall mounted electric car charging point. Power and light connected. Gas and electric meters. Internal door leading to the rear Utility Room.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler (2025) in the Utility serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been replaced in 2025 with new UPVC double glazed windows. The facias, soffits and drainpipes were also replaced in 2025 together with new roof tiles.

NOTES

The blinds and light fittings are included in the asking price.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £10. Council Tax Band C

LOCATION

This very impressive three bedroomed detached true bungalow has just undergone a modernisation programme over the last 12 months and offers immaculately presented accommodation of which an internal and external inspection is strongly recommended. Being 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 its well planned shopping facilities and town centre

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amenities. The highly regarded Lytham Hall Park Primary School is a 2 minute walk away. Lytham Hall and its beautiful parkland are also a pleasant stroll away. Both Fairhaven and Green Drive Golf Clubs are also close by.

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
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 February 2026

93, South Park, Lytham St Annes, FY8 4QU

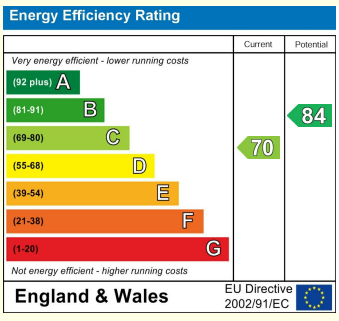


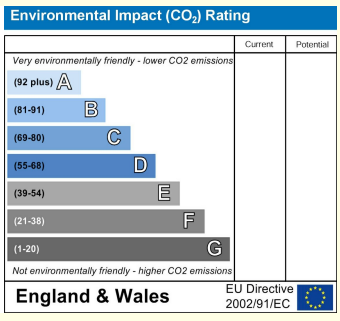
Total Area: 85.9 m² ... 925 ft² (excluding garage)

All measurements are approximate and for display purposes only

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