



ESTATE AGENTS • VALUER • AUCTIONEERS



## 12 Greenwood Close, Lytham

- Delightful Semi Detached True Bungalow
- Spacious Lounge
- Modern Fitted Kitchen & Dining Conservatory
- Two Bedrooms
- Shower Room/WC
- Good Sized Enclosed Rear Garden
- Garage & Excellent Off Road Parking for a Number of Cars
- Within Easy Reach of both Ansdell & Lytham Centres
- No Onward Chain
- Freehold, Council Tax Band C & EPC Rating D

**£295,000**

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



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



## 12 Greenwood Close, Lytham

### SIDE ENTRANCE VESTIBULE

Side entrance with an external wall light. Approached through a UPVC outer door with inset obscure double glazed panels. Two side grab rails and step up to the inner door with obscure glazed panels leading to the Hallway.

### HALLWAY

Central L shaped Hallway with a wood effect laminate floor. Single panel radiator. Side gas and electric meter cupboard. Telephone point. Corniced ceiling and loft access. Matching doors leading off.



### LOUNGE

5.26m x 3.45m (17'3 x 11'4)

Very well proportioned principal reception room. UPVC double glazed oriel bay window overlooks the front of the bungalow with two top opening lights and a deep display sill. Attractive fitted window shutters. Double panel radiator. Corniced ceiling. Television aerial point. Focal point of the room is a modern fireplace with a display surround and a matching raised hearth and inset supporting a gas living flame fire.



### KITCHEN

2.79m x 2.64m (9'2 x 8'8)

UPVC double glazed window overlooks the rear garden with a central opening light and fitted roller blind. Adjoining UPVC double glazed door leads to the adjoining Dining Conservatory. Good range of modern eye and low level cupboards and drawers. Incorporating an illuminated glazed display unit. Blanco single drainer sink unit with a centre mixer tap set in roll edged laminate working surfaces with concealed downlighting. Built in appliances comprise: Neff four ring electric induction hob. Illuminated extractor above. AEG electric oven and grill below. Integrated fridge/freezer and a slimline Neff dishwasher, both with matching cupboard fronts. Plumbing and space for a washing machine. Double doors reveal a built in cupboard housing a wall mounted Worcester Bosch combi central heating boiler (approx 4-5 years old). Corniced ceiling. Single panel radiator.



### DINING CONSERVATORY

4.32m x 2.87m (14'2 x 9'5)

Spacious brick based Conservatory with a UPVC double glazed pitched roof. UPVC double glazed windows overlook the rear garden with upper decorative leaded lights with four top opening lights. Three wall lights. Double panel radiator. Karndean wood effect flooring. Television aerial point.



### BEDROOM ONE

3.81m max x 3.48m (12'6 max x 11'5)

Nicely decorated principal double bedroom. UPVC double glazed French door with fitted roller blind gives direct access to the Dining Conservatory with views of the rear garden beyond. Two double glazed opening windows to either side. Corniced ceiling. Deep built in double cupboard. Wall mirror.

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## BEDROOM TWO

2.95m x 2.79m (9'8 x 9'2)

Second double bedroom. UPVC double glazed window overlooking the front garden with a central opening light and matching fitted shutters. Corniced ceiling. Overhead light and two wall lights.



## SHOWER ROOM/WC

1.83m x 1.68m (6' x 5'6)

UPVC obscure double glazed window to the side elevation with a top opening light, tiled display sill and window blinds. Three piece white suite comprises: Corner step in shower cubicle with folding glazed door and a Mira 723 shower. Pedestal wash hand basin. Wall mounted mirror fronted cabinet above. Low level WC completes the suite. Ceramic tiled walls and floor. Single panel radiator.



## OUTSIDE

To the front of the bungalow is a large open plan garden which has been block paved for ease of maintenance and provides excellent off road parking with an adjoining driveway leading down the side of the property with external lighting. Timber gate leads to the rear garden.

To the immediate rear is a good sized enclosed garden, stone flagged for ease of maintenance with side curved slate chipped borders. Garden tap. Further useful bin store area behind the Garage.



## GARAGE

5.66m x 2.74m (18'7 x 9')

Brick garage approached through an up and over door. Side UPVC personal door to the rear garden. UPVC obscure double glazed window to the side provides some natural light.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester Bosch combi boiler (approx 4-5 years old) 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 frames.

## TENURE FREEHOLD/COUNCIL TAX

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

## LOCATION

This delightful two bedroomed semi detached true bungalow stands on a spacious plot in this quiet cut de sac situated just off Forest Drive on the ever popular

# 12 Greenwood Close, Lytham

development known as Lytham Hall Park. Being very close to Ansdell's comprehensive shopping facilities on Woodlands Road and having bus services nearby leading to both Lytham and St Annes principal centres. Other local points of interest within a short walking distance include Fairhaven Golf Club, Hall Park Primary School, Witch Wood and Lytham Hall. Viewing strongly 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](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).

## 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 out their own investigations before contract. Details Prepared June 2026

## 12, Greenwood Close, Lytham St Annes, FY8 4PG



Total Area: 72.8 m<sup>2</sup> ... 784 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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	

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			
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