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16 Northwood Close, Lytham

- Spacious Detached True Bungalow
- Tastefully Presented Lounge
- Dining Room/Bedroom Three & Conservatory Leading Off
- Breakfast Kitchen
- Two Double Bedrooms & Modern Bathroom/WC
- Landscaped Gardens to the Front & Rear
- Garage & Driveway for Off Road Parking
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band D & EPC Rating D

£365,000

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



www.johnardern.com



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SIDE COVERED ENTRANCE

HALLWAY

5.11m x 2.44m max (16'9 x 8' max)
(max L shaped measurements) Central Hall approached through an outer door with inset obscure double glazed leaded panels providing natural light. Single panel radiator. Wood effect laminate flooring. Access to the part boarded loft space via a pull down timber framed ladder, with a light and housing the Valliant combi gas central heating boiler. Side built in cloaks/meter cupboard. White panelled doors leading off.

LOUNGE

5.08m x 3.53m (16'8 x 11'7)
Well proportioned and tastefully presented principal reception room. UPVC double glazed oriel bay window overlooks the front garden. Two top opening lights and a deep display sill. Fitted roller blinds. Two single panel radiators. Corniced ceiling with an overhead light and two wall lights. Television aerial point. Focal point of the room is a modern fireplace with a raised hearth and inset supporting a gas pebble effect living flame fire.



CONSERVATORY

4.57m x 2.49m (15' x 8'2)
Brick based UPVC double glazed Conservatory. Pitched and insulated ceiling with an overhead light. Double glazed double opening French doors overlook and give direct access to the rear garden. Double glazed windows to either side with two large side opening lights. Wood effect laminate flooring.



DINING ROOM

3.56m x 3.20m (11'8 x 10'6)
Originally designed as a bedroom but now used as a separate Dining Room. Matching wood effect laminate flooring. Single panel radiator. Overhead light. UPVC double glazed sliding patio doors overlook and give direct access to the Conservatory.

KITCHEN

3.78m x 2.79m (12'5 x 9'2)
Good sized Kitchen leading off the Hall with a UPVC double glazed window to the side elevation. Side opening light. Adjoining UPVC outer door with an inset obscure double glazed panel leads to the side and rear of the Bungalow. Range of eye and low level cupboards and drawers. Incorporating a display plate rack and glazed display unit. One and a half bowl stainless steel single drainer sink unit with a centre mixer tap. Set in wood working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Hotpoint four ring electric ceramic hob. Illuminated extractor above. Neff electric oven and grill. Space and plumbing for both a dishwasher and washing machine. Space for a fridge/freezer. Double panel radiator. Part tiled walls and floor. Overhead light.



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BEDROOM ONE

3.76m x 2.97m (12'4 x 9'9)

Well fitted principal double bedroom. UPVC double glazed leaded window overlooks the front garden with two side opening lights. Fitted roller blinds. Double panel radiator. Television aerial point. Good range of fitted furniture comprises: Double and three single wardrobes. Matching bedside drawer units with corner display shelving. Fitted double headboard with overbed storage and two down lights. Knee hole dressing table with drawers to one side. Two overhead ceiling spot lights.



BEDROOM TWO

3.05m x 2.97m max (10' x 9'9 max)

Second double bedroom with a UPVC double glazed window overlooking the rear garden. Side opening light and fitted roller blind. Single panel radiator. Overhead light.



BATHROOM/WC

2.79m x 2.01m (9'2 x 6'7)

Modern four piece white bathroom suite. UPVC obscure double glazed window to the side elevation with a side opening light and fitted blinds. Panelled bath with a centre mixer tap and splash back tiling. Corner step in shower cubicle with curved glazed sliding doors and a plumbed shower. Vanity wash hand basin with a centre mixer tap, cupboard and drawers below. Illuminated wall mirror above. Low level WC completes the suite. Chrome heated ladder towel rail. Ceramic tiled floor with electric underfloor heating. Inset ceiling spot lights and extractor fan.



OUTSIDE

To the front of the bungalow is an attractive landscaped open plan garden, which has been laid with ease of maintenance in mind with stone chipping and front and side shrub borders. Inset stepping stones. An adjoining driveway provides good off road parking and continues down the side of the property to the Garage. Timber gates to either side of the property lead to the rear garden.

To the immediate rear is a delightful enclosed garden with a large raised decked patio with inset lighting and side timber balustrades. Rear artificial lawned area and a raised planter with a feature water feature. Side stone chipped areas with inset shrubs. Trellis work and climbing plants.



GARAGE

5.54m x 2.79m (18'2 x 9'2)

Approached through an electric up and over door. Power and light connected. Garden tap. UPVC double glazed window provides some natural light. Side hardwood personal door leads to the rear garden.

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CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Vaillant combi boiler in the Loft serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

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 £17.50. Council Tax Band D

LOCATION

A very tastefully appointed and deceptively spacious two/three bedroomed detached true bungalow enjoying a cul de sac location just off Broadwood Way on the ever popular development known as Lytham Hall Park, constructed by Richard Costain Ltd in the early 1970s. Being well placed close to Ansdell's shopping facilities on Woodlands Road and Fairhaven Golf Club. Lytham centre is a short drive away with its principal shopping facilities and town centre amenities. Lytham Hall and Witch Wood are also within walking distance. Internal 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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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16, Northwood Close, Lytham St Annes, FY8 4RG



Total Area: 84.5 m² ... 909 ft²

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		83
(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 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		

