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3 Holcroft Place, Lytham

- Stunning Semi Detached True Bungalow
- Tastefully Presented and Refurbished Throughout in 2023
- L Shaped Lounge and Dining Area
- Open Plan Modern Fitted Breakfast Kitchen
- Three Bedrooms
- Modern Shower Room/WC
- Good sized Gardens to the Front, Side & Rear
- Large Single Garage and Driveway
- No Onward Chain
- Freehold, Council Tax Band C & EPC Rating D

£345,000

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



www.johnardern.com



3 Holcroft Place, Lytham

CENTRAL ENTRANCE

Covered entrance with a tiled floor, external wall mounted light and overhead spot light.

ENTRANCE HALLWAY

3.71m x 2.16m (12'2" x 7'1")

(max L shaped measurements) Approached through a modern composite outer door (approx 2 years old) with obscure double glazed leaded panels. Attractive wood effect flooring throughout. Four inset ceiling spot lights. Access to the loft space. Side display electric meter cupboard. Single panel radiator. Contemporary panel doors (approx 2 years old) leading off to all rooms. Note: the floors were also replaced and insulated in January 2023.



LOUNGE WITH DINING AREA

6.20m x 4.78m max (20'4" x 15'8" max)

(max L shaped measurements) Superb well proportioned reception room with adjoining Living and Dining Areas. To the Living area is a UPVC double glazed oriel bay window overlooking the front garden. Deep display sill and two top opening lights. Fitted window blinds. Focal point of the room is a wall mounted modern log effect electric fire. Inset ceiling spot lights. Wood effect flooring throughout. Power point and aerial socket for a wall mounted TV. Two double panel radiators. Opening/breakfast bar linking the Lounge and Kitchen. To the Dining area are UPVC double glazed patio doors (installed October 2023) with vertical blinds, overlooking and giving direct access to the rear garden. Additional ceiling spot lights. Kitchen leading off.



OPEN PLAN BREAKFAST KITCHEN

3.10m x 2.67m (10'2" x 8'9")

UPVC double glazed window overlooks the rear garden with a side opening light. Modern Howdens fitted kitchen (installed March 2023). Good range of eye and low level fixture cupboards and drawers. Incorporating display shelving and a pull out larder cupboard. One and a half bowl sink unit with a centre mixer tap. Set in acrylic marble effect working surfaces. Black glass splashback. Matching breakfast bar area with a feature pendant light fitting above, looking through into the Lounge. Additional inset ceiling spot lights. Built in appliances comprise: Lamona four ring electric induction hob. Contemporary extractor fan above. Lamona electric oven and grill. Microwave oven above. Integrated Lamona dishwasher with a matching cupboard front. Plumbing and space for a washing machine. Space for a large fridge/freezer. The Vendor's current fridge/freezer is available by separate negotiation. Wall mounted concealed Worcester combi gas central heating boiler. Wood effect flooring.



BEDROOM ONE

3.89m x 3.28m (12'9" x 10'9")

Tastefully presented principal double bedroom. UPVC double glazed window overlooks the rear garden with a side opening light. Single panel radiator. Television aerial point.



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BEDROOM TWO

3.05m x 2.69m (10' x 8'10")

Second double bedroom. UPVC double glazed oriel bay window to the front elevation with two top opening lights and fitted window blinds. Deep display sill. Single panel radiator.

cubicle with a glazed door. Plumbed overhead shower with an additional hand held shower attachment. Vanity wash hand basin with a centre mixer tap and drawers below. Illuminated mirror fronted bathroom cabinet above. Low level WC completes the suite. Wall mounted bathroom cabinet. Wood effect flooring. Contemporary chrome ladder towel rail. Panelled walls and ceiling with inset spot lights and extractor fan.



BEDROOM THREE

3.28m x 2.06m (10'9" x 6'9")

Third larger than average bedroom. UPVC double glazed opening window overlooks the rear garden. Single panel radiator. Fitted double wardrobe with sliding mirrored doors.



SHOWER ROOM/WC

2.39m x 1.65m (7'10" x 5'5")

Modern three piece white bathroom suite, approximately 2 years old. Two UPVC obscure double glazed windows to the front elevation. Two top opening lights and fitted window blinds. Corner step in shower

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (2016) in the Kitchen serving panel radiators and giving instantaneous domestic hot water. New radiators and plumbing were fitted in 2023.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC units.

ELECTRICS

The bungalow and the garage were both re wired in January 2023.

OUTSIDE

To the front and side of the bungalow are open plan gardens, laid for ease of maintenance with stone chippings and having three attractive circular inset flower beds. A central concrete pathway leads to the front entrance with external lighting. Matching pathways lead along the side of the bungalow, with trellis work and mature roses. The path leads to the driveway which provides good off road parking for two cars and leads directly to the Garage. External gas meter. Timber gate gives direct access to the rear garden.

To the immediate rear is a good sized enclosed garden enjoying a sunny south west facing aspect, again landscaped with ease of maintenance in mind. Two stone flagged patio areas with matching pathways and a small lawned area. Side well kept flower and shrub borders. Garden tap. External lighting and PIR lighting. Aluminium framed greenhouse.



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GARAGE

6.63m x 3.45m (21'9 x 11'4)

Larger than average single garage. Approached through an up and over door. UPVC obscure double glazed window to the side. Additional full length obscure double glazed panels to the rear of the garage provide further natural light. Adjoining UPVC obscure double glazed rear personal door. Power and light connected. Ample space for a tumble dryer and additional fridge/freezer if required.

TENURE FREEHOLD/COUNCIL TAX

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

INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

NOTES

We understand there is a very active South Park Community Group that arrange a number of social activities and events, should a future purchaser be interested in becoming a part of.

LOCATION

A stunning three bedroomeed semi 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 linking both Lytham and St Annes centres and also to Great Eccleston via Kirkham. 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 tastefully presented accommodation this bungalow has to offer. The bungalow occupies a spacious corner plot with easily managed landscaped gardens to the front, side and rear together with a large single garage and driveway providing good off road parking. 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

Consumer Protection from Unfair Trading Regulation

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 January 2023

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



Total Area: 73.5 m² ... 791 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		67
(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			
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