



Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS



113 South Park, Lytham

- Detached Chalet Style House
- Lounge & Dining Room
- Fitted Kitchen
- Three Bedrooms
- Modern Bathroom/WC
- Garden to the Front, Side and Rear
- Garage & Off Road Parking
- Gas CH & Double Glazing
- Close Proximity to Lytham Centre
- Leasehold & EPC Rating D

£279,950

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



www.johnardern.com



113 South Park, Lytham

GROUND FLOOR

ENTRANCE PORCH

1.63m x 1.42m (5'4 x 4'8)

Approached through a UPVC outer door with inset obscure stained glass panel. Obscure double glazed windows to either side provide excellent natural light. Ceramic tiled floor. Wall light. Inner part obscure glazed hardwood door leads to the Lounge.

LOUNGE

4.34m x 3.89m (14'3 x 12'9)

Well proportioned principal reception room. UPVC double glazed window overlooks the front elevation with views of Lytham Hall Park Primary School beyond. Two side opening lights. Corniced ceiling. Additional high level obscure double glazed window to the side elevation. Wall mounted modern electric fire. Two television aerial points. Double panel radiator. Further obscure glazed window on the inner wall. Glazed panel door leads to the Dining Room.



DINING ROOM

3.15m x 2.97m (10'4 x 9'9)

With UPVC double glazed sliding and tilting patio doors overlook and give direct access to the rear garden. High level UPVC obscure double glazed window to the side elevation. Corniced ceiling. Single panel radiator. Staircase leads off to the first floor with side handrail. Square arch leads to the adjoining Kitchen.



KITCHEN

3.96m x 2.64m (13' x 8'8)

UPVC double glazed window overlooks the rear garden. Side opening light. Range of eye and low level fixture cupboards and drawers. Useful full length pantry unit with shelving. Single drainer circular sink unit with centre mixer tap set in laminate roll edged worksurfaces with splash back. Built in appliances comprise: Cooke & Lewis four ring ceramic hob. Illuminated extractor canopy above. Indesit double electric oven and grill below. Integrated Indesit fridge/freezer and dishwasher, both with matching cupboard fronts. Double panel radiator. Obscure double glazed outer door gives access to the side and rear of the house.



FIRST FLOOR LANDING

2.82m x 2.36m (9'3 x 7'9)

Approached from the previously described staircase with spindled balustrade. High level obscure double glazed window provides good natural light to the stairs and landing area. Single panel radiator. Corniced ceiling. Access to the part boarded loft space with light. Panelled doors lead off to all first floor rooms.

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BEDROOM ONE

3.73m x 3.20m + wardrobes (12'3 x 10'6 + wardrobes)

Nicely appointed principal double bedroom. UPVC double glazed window overlooks the front elevation. Side opening light. Single panel radiator. Range of fitted bedroom furniture comprises: Bank of fitted wardrobes to one wall. Matching kneehole dressing table with drawers either side. Two bedside cabinets. Television aerial point.



BEDROOM TWO

4.34m x 2.97m (14'3 x 9'9)

Second spacious double bedroom. Double glazed window to the rear elevation. Side opening light. Single panel radiator. Fitted wardrobes to one wall. Adjoining display drawer unit. Two matching bedside units. Very useful built in store cupboard. Television aerial point.



BEDROOM THREE

2.36m x 2.24m (7'9 x 7'4)

UPVC double glazed window to the front elevation. Side opening light. Single panel radiator. Television aerial point.



BATHROOM/WC

2.36m x 1.73m (7'9 x 5'8)

UPVC obscure double glazed window with side opening light and tiled display sill. Modern three piece bathroom suite comprises: L shaped panelled bath with curved glazed screen and a Mira Sport electric shower over. Semi concealed low level WC and adjoining vanity wash hand basin with cupboard and display shelving below. Set in a laminate display surround. Illuminated heated wall mirror above. Chrome heated ladder towel rail. Panelled ceiling and inset spot lights. Ceramic tiled walls.



OUTSIDE

To the front and side of the property are lawned gardens with inset shrub borders. A central stone flagged pathway leads directly to the front porch entrance with adjoining driveway providing an off road parking space directly in front of the attached garage. Aluminium gate and a second timber gate at either side of the house give direct rear garden access.

To the immediate rear is an enclosed garden laid to lawn with side flower beds. Block paved patio areas adjoins the patio doors from the Dining Room. Outside tap.

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GARAGE

6.60m x 2.59m (21'8 x 8'6)

Good sized garage approached through an up and over door. Power and light supplies connected. Wall mounted Worcester combi gas central heating boiler. Plumbing for washing machine. Space for tumble dryer and additional fridge/freezer if required. Gas and electric meters. Side hardwood personal door gives access to the rear of the property.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler in the garage 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 £10. Council Tax Band D

LOCATION

This well presented three bed roomed detached chalet style house enjoys a most convenient location on the ever popular development known as SOUTH PARK being adjacent to Lytham Hall Park Primary School and within easy walking distance to the centre of Lytham and close to Fairhaven Golf Course. There are transport services running through South Park to both Lytham and St Annes town centres. Internal viewing strongly recommended.

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

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.

PROPERTY MISDESCRIPTION ACT

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 July 2022

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



Total Area: 89.7 m² ... 965 ft² (excluding garage)

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

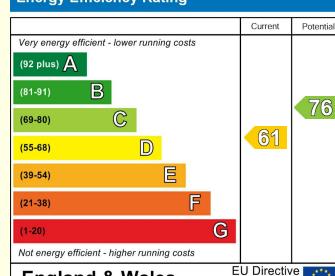
Tel: 01253 795555 • Fax: 01253 794455

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Principal: John M.Ardern FNAEA

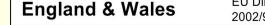
Sales Manager: Zoe J. Ardern (BAHons) MNAEA

Energy Efficiency Rating

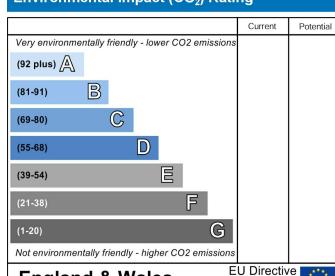


England & Wales

EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating



England & Wales

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