JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS

5 Audley Close, Lytham

- Spacious Detached True Bungalow
- In a Highly Sought After Location
- Large Open Plan Lounge & Dining Room
- Conservatory & Study
- Modern Fitted Dining Kitchen & Utility Room
- Three Bedrooms
- Modern En Suite Shower Room/WC & Bathroom/WC
- Private South West Facing Rear Garden
- Garaging & Off Road Parking
- Freehold, Council Tax Band F & EPC Rating C

£625,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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ENTRANCE VESTIBULE

6'1 x 5'

Approached through an outer door with inset double glazed panels. Matching full length double glazed window to the side overlooks the front garden. Overhead light. Recessed display shelf with a strip light above. Fitted floor matting. Inner double opening glazed panel doors lead to the central Hall.

HALLWAY

13'7 x 11'2 max

(max L shaped measurements) Wood effect laminate flooring. Single panel radiator. Corniced ceiling. Telephone/internet point. Archway reveals a useful cloaks/store area. Access to a part boarded loft space with a light. Built in cupboard houses a wall mounted Worcester combi gas central heating boiler.

OPEN PLAN LOUNGE & DINING ROOM

23'5 x 19'5 minimum

Spacious open plan family reception area approached from the Hallway through a bevel edged part glazed door.

To the Dining Area is a UPVC double glazed window enjoying an outlook over the rear garden with two top opening lights. Additional double glazed window with an opening light looks through into the Conservatory. Overhead light and fitted wall light. Corniced ceiling. Double panel radiator. Television aerial point.

To the Sitting area is a UPVC double glazed French door leading directly to the Conservatory. Adjoining full length double glazed windows with a large side opening light looks through into the Conservatory with views of the rear garden beyond. Two further double panel radiators. Corniced ceiling. Television aerial point. Focal point of the room is a wall mounted modern electric log effect fire. Two overhead lights and two wall lights. Bevel edged glazed door leads to the Study.

CONSERVATORY
23'4 x 13'9 max

(max L shaped measurements) Good sized Conservatory with a pitched glazed roof and having an overhead light/ceiling fan. UPVC double glazed double opening French doors give direct rear garden access. Full length double glazed windows with eight top opening lights. Additional high level double glazed windows to the side, again with two top opening lights. Double panel radiator. Feature wood effect tiled floor. Television aerial point.

STUDY/BEDROOM FOUR
16'4 x 9'9

Useful separate reception room, currently used as a Study/Snug but could easily be used as a fourth bedroom if required. UPVC double glazed window to the rear elevation looking through the Conservatory. Side and top opening lights. High level obscure double glazed opening window to the side aspect provides further excellent natural light. Double panel radiator. Corniced ceiling. Overhead light. Telephone point.

DINING KITCHEN
15'5 x 15'3 max

(max L shaped measurements) Modern family Kitchen installed approximately 7 years ago. UPVC double glazed window with fitted blinds overlooking the front gardens. Two side opening lights. Good range of German Nobilia eye and low level cupboards and drawers. Incorporating a useful larder cupboard and corner carousel. Stainless steel one and a half bowl sink unit with a centre mixer tap set in Quartz working surfaces with matching splash back. Fitted dining table/breakfast bar. Built in appliances comprise: Caple four ring electric induction hob. Caple ceiling mounted illuminated extractor above. Two matching Neff electric oven and grills. Integrated Caple dishwasher and fridge/freezer, both with matching cupboard fronts. Inset ceiling spot lights. Contemporary wall mounted radiator. Access to a part boarded loft space with a light via a pull down aluminium ladder. Inner door and step leading to the Store Room and Garaging,

STORE ROOM
8'2 x 8'2

Useful separate Store Room which has been formed at the rear of one of the original Integral Garages. Wall mounted display shelving. Laminate working surface with cupboards below. Space for an additional fridge/freezer. Gas and electric meters. Circuit breaker fuse box. Overhead light. Matching panel door leads to the Garaging.

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UTILITY ROOM
8'8 x 5'

Useful separate Utility Room leading off the Hallway through a bevel edged part glazed door. Eye and low level fitted cupboards. Stainless steel single drainer sink unit with a centre mixer tap. Roll edged working surface with splash back tiling. Plumbing for a washing machine. Tiled walls and floor. Overhead strip light. UPVC outer door with an inset double glazed panel gives direct access to the rear garden.

BEDROOM SUITE ONE
19'4 x 11'

Large principal double bedroom with a UPVC double glazed window overlooking the rear garden. Upper stained glass leaded opening lights. Additional UPVC double glazed opening window to the side elevation. Double panel radiator. Corniced ceiling and two overhead lights. Excellent range of fitted bedroom furniture comprises: Triple wardrobe. Two additional double wardrobes, with two corner single wardrobes having inset mirrored panels and a central wardrobe with drawers below. Corner kneehole dressing table with drawers to either side. Matching bedside drawer units. Part obscure glazed door leading to the En Suite.

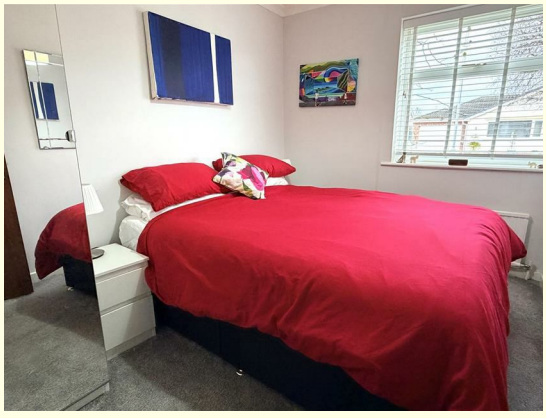
EN SUITE SHOWER ROOM/WC
7'6 x 7'5

Modern three piece white suite fitted approximately 6 years ago. UPVC obscure double glazed window to the rear aspect with a top opening light and window blinds. Wide shower cubicle with a fixed glazed screen. Plumbed overhead shower and an additional hand held shower attachment. Recessed tiled display. Semi concealed low level WC with a dual flush and tiled display sill above. Vanity wash hand basin with a centre mixer tap and drawer below. Chrome heated ladder towel rail. Inset ceiling spot lights and extractor fan. Contrasting tiled walls and floor.

BEDROOM TWO
12'9 x 11'1

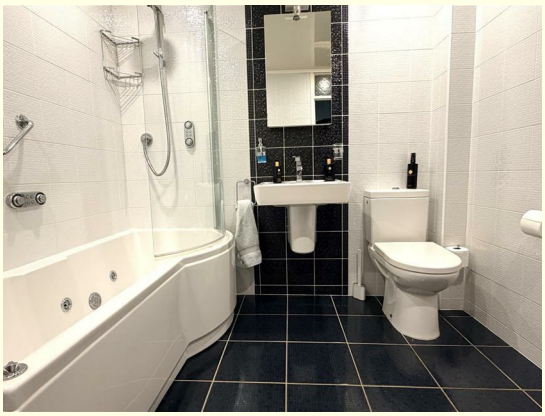
Second tastefully presented double bedroom. UPVC double glazed windows to both the front and side elevations. With opening lights and fitted window blinds. Single panel radiator. Corniced ceiling and overhead light. Freestanding double wardrobe with sliding doors. Matching triple wardrobe with sliding doors and a central mirrored panel.

BEDROOM THREE
9'7 x 7'7



Third good sized bedroom. UPVC double glazed window overlooks the front garden with a top opening light and fitted blinds. Corniced ceiling. Single panel radiator.

BATHROOM/WC
7'5 x 7'5



Principal bathroom comprising a three piece white suite. Panelled bath with spa fittings, curved glazed shower screen and a plumbed over bath shower. Laufen wall hung wash hand basin with a centre mixer tap. Illuminated mirror fronted bathroom cabinet above. Laufen low level WC completes the suite. Chrome heated ladder towel rail. Tiled walls and floor. Inset ceiling spot lights.

OUTSIDE

To the front and side of the property are open plan lawned gardens with inset shrubs, trees and conifers. Crazy paved pathways and a side pebbled landscaped area. A central stone chipped resin pathway leads to the front covered entrance with an external light. Timber trellis work and climbing plants. A matching resin driveway provides off road parking for two cars and leads directly to the Garage. Timber gates to either side of the bungalow lead directly to the rear garden and a useful bin store area.

To the immediate rear is a good sized enclosed garden, enjoying a private and sunny south westerly facing aspect. With a large stone flagged sun terrace and rear lawn with curved well stocked borders. Timber garden shed. Outside tap and external lighting.

GARAGE ONE
17'9 x 7'9

Approached through an up and over door. Power and light connected. UPVC side personal door with an inset obscure double glazed panel leads to the side and rear of the bungalow. Inner door leads to the Store Room with the Dining Kitchen leading off.

GARAGE TWO (STORAGE)
9'7 x 8'

The original adjoining Garage has been split to create the Store Room but the original up and over door remains and provides very useful storage space.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

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

LOCATION

This very spacious three/four bedroomed detached true bungalow is situated on the award winning development known as 'West Park' built in the early 1970's by Bovis Homes Ltd. West Park is situated within a short walk to local shopping facilities in Ansdell on Woodlands Road, and is only minutes away from FAIRHAVEN GOLF COURSE. An internal viewing is strongly recommended to

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appreciate the accommodation and potential this property still has to offer, and standing on a large corner plot with a good sized south westerly facing private rear garden. Audley Close benefits from a quiet cul-de-sac location.

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.

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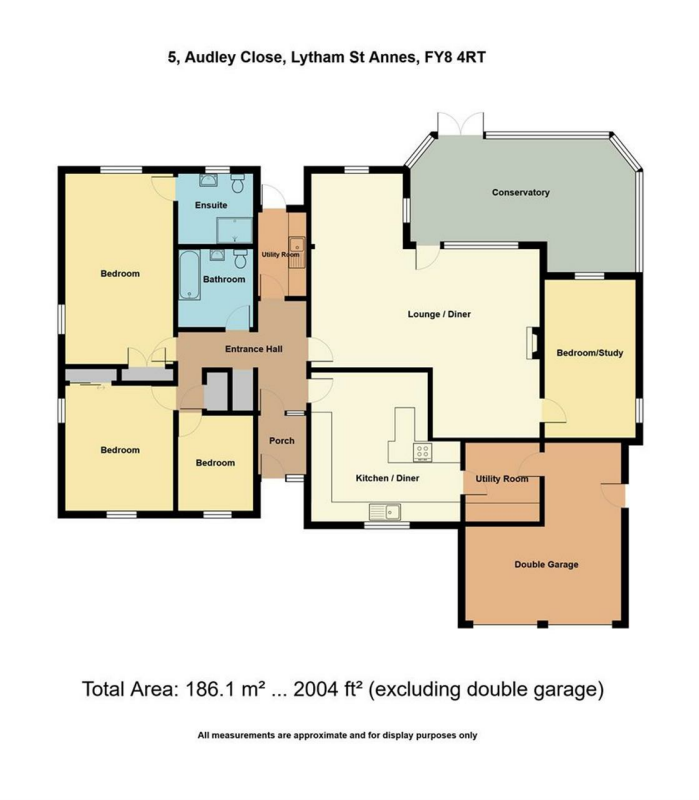
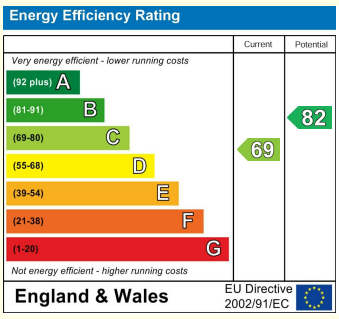
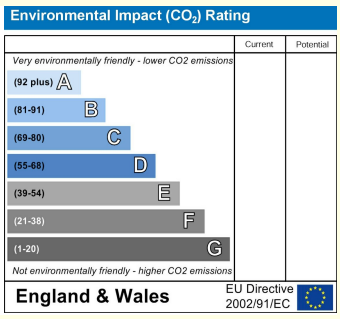
John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared January 2026







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