JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

6 Calf Croft Place, Lytham

- Detached True Bungalow
- Within Walking Distance of Lytham Centre & Lytham Hall
- Spacious L Shaped Hallway
- Good Sized Lounge & Dining Kitchen
- Three Bedrooms
- Shower Room & Separate WC
- Garage & Driveway for Off Road Parking
- Enclosed Garden to the Rear
- Viewing Recommended
- Leasehold, Council Tax Band D & EPC Rating D

£339,950

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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SIDE ENTRANCE VESTIBULE
1.75m x 0.51m (5'9 x 1'8)
Approached through a sliding UPVC door with inset obscure double glazed panel and a matching double glazed panel to the side. Inner UPVC door with a matching obscure double glazed panel leading to the Hallway.

HALLWAY
4.60m x 2.29m max (15'1 x 7'6 max)
(max L shaped measurements) Single panel radiator with a display shelf and wall mirror above. Corniced ceiling. Access to the loft space with a pull down aluminium framed ladder and a light. Matching white panelled doors leading off.

LOUNGE
4.22m x 3.58m (13'10 x 11'9)
Well proportioned principal reception room. UPVC double glazed leaded window overlooks the front garden with a side opening light. Single panel radiator. Corniced ceiling and an overhead light. Television aerial point. Focal point is a fireplace with a white display surround, polished raised hearth and inset supporting an electric coal effect fire.

DINING KITCHEN
3.76m x 2.67m (12'4 x 8'9)
UPVC double glazed leaded window to the side elevation with a side opening light. Adjoining UPVC outer door leads to the side and rear of the bungalow. Range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap set in laminate working surfaces with splash back tiling. Built in appliances comprise: Neff four ring electric ceramic hob with an illuminated extractor above. Neff electric double oven and grill below. Tecnik integrated washing machine with a matching cupboard front. Space for a fridge freezer. Single panel radiator. Overhead light.

BEDROOM ONE
3.58m x 3.58m (11'9 x 11'9)
Double glazed leaded window overlooks the private rear garden with a side opening light. Single panel radiator. Overhead light.

6 Calf Croft Place, Lytham

BEDROOM TWO
4.32m x 2.67m (14'2 x 8'9)
Second extended original second double bedroom which could also be used as a second separate reception room if preferred. Sliding double glazed patio doors overlook and give direct access to the rear garden. Additional high level double glazed opening window to the side. Double panel radiator. Two overhead lights.

BEDROOM THREE
3.28m x 2.26m plus wardrobe (10'9 x 7'5 plus wardrobe)
Third Bedroom with a UPVC double glazed leaded window to the front of the property with a side opening light. Single panel radiator. Overhead light. Fitted wardrobe with sliding doors. Additional built in cupboard housing a wall mounted Ariston combi gas central heating boiler.

SHOWER ROOM
1.70m x 1.65m (5'7 x 5'5)
UPVC obscure double glazed leaded window to the side elevation with a top opening light. Two piece white suite comprising: Wide shower cubicle with sliding glazed doors and a Triton T80 electric shower and folding wall mounted seat. Vanity wash hand basin with a centre mixer tap and cupboards and drawers below. Mirror fronted bathroom cabinet. Single panel radiator. Overhead light.

SEPARATE WC
1.68m x 0.76m (5'6 x 2'6)
UPVC obscure double glazed leaded window to the side elevation with a top opening light. Two piece white suite comprising: Twyfords low level WC. Wash hand basin. Ceramic tiled walls. Overhead light.

OUTSIDE
To the front of the property is an attractive open plan garden landscaped for ease of maintenance with stone and coloured slate chippings with inset shrubs. An adjoining asphalted driveway provides off road parking and leads down to the side of the property to the side entrance vestibule and Garage. To the other side of the bungalow is a pathway with a timber gate leading to the rear garden, providing a useful bin store area and having a garden tap.

To the immediate rear is an easily maintained enclosed garden enjoying a sunny and private aspect. With a crazy paved patio and pathways. Inset stone chipped areas and inset shrubs.

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GARAGE
5.33m x 2.39m (17'6 x 7'10)
Attached brick garage with an electric up and over door. Rear UPVC personal door with an inset obscure double glazed panel gives rear garden access. UPVC obscure double glazed window provides some natural borrowed light. Power and light connected. Wall mounted gas and electric meters.

CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from an Ariston combi boiler in Bedroom Three 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 spacious three bedroomed detached true bungalow enjoys a quiet cul de sac location just off Forest Drive, conveniently situated on the ever popular development known as South Park. Being within a short walk to the centre of Lytham with its well planned and thriving shopping facilities and town centre amenities. Lytham Hall is a very pleasant stroll away as is Lytham Hall Park Primary School. An early inspection is strongly recommended to appreciate the potential this bungalow has to offer.

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.

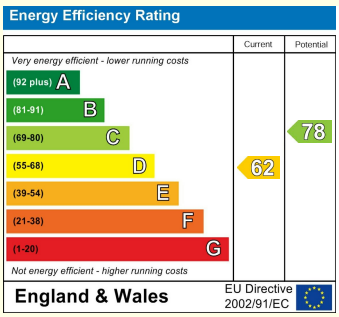
Digital Markets, Competition & Consumers Act 2024

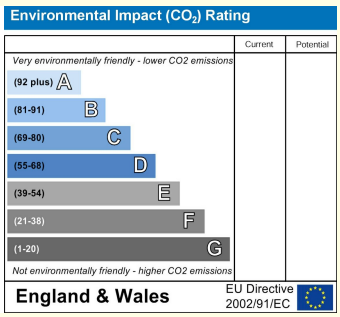
John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating,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

6, Calf Croft Place, Lytham St Annes, FY8 4PU

Total Area: 75.4 m² ... 811 ft² (excluding garage)

All measurements are approximate and for display purposes only





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