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2 Shaftesbury Close, Lytham

- Spacious Extended Detached True Bungalow
- Large Lounge
- Extended Dining Room with Study Area
- Rear Garden Room Lean To & Dining Kitchen
- Three Bedrooms
- Bathroom/WC & Second Separate WC
- Good Gardens to the Front & Rear
- Large Tandem Garage & Driveway
- No Onward Chain
- Freehold, Council Tax Band E & EPC Rating E

£445,000

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



www.johnardern.com



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ENTRANCE VESTIBULE

4'5 x 3'4

Approached through a UPVC door with inset double glazed panels. Matching double glazed panel to the side provides further natural light. Tiled floor. Inner obscure glazed door with matching side panels leads to:

HALLWAY

16'3 x 13'3 max



(max L shaped measurements) Spacious central Hall. Single panel radiator. Telephone point. Sliding doors reveal a built in cloaks/store cupboard. Built in airing cupboard houses a hot water cylinder. Additional built in cupboard contains an Ideal Mexico gas central heating boiler. Access to the loft space. White panelled doors leading off.

LOUNGE

16'8 x 14'8



Spacious extended front reception room. Large double glazed

window overlooks the front garden with two side opening lights. Fitted window blinds. Two wall lights. Two double panel radiators. Television aerial point. Focal point of the room is a fireplace with a white surround, raised hearth and inset supporting a gas coal effect living flame fire. Dining Room leading off.



DINING ROOM

10'3 x 9'2



Double panel radiator. Corniced ceiling. Matching wall light. Door leading to the adjoining Kitchen. Square arch leading to the Study Area.

READING/STUDY AREA

9'5 x 8'6

Leading off the inner Dining Room providing a useful Study/Sitting area. With double glazed sliding patio doors giving direct access to the Garden Room. Corniced ceiling. Single panel radiator. Corner display cupboard.

REAR GARDEN ROOM LEAN TO

Glazed lean to, overlooking the rear gardens, with sliding doors to the side giving direct rear garden access.

DINING KITCHEN

21' x 7'4



Central 'galley' Kitchen with a Dining extension, approached from both the Hallway and Dining Room. Range of eye and low level cupboards and drawers. Incorporating a glazed display unit and useful built in pantry cupboard with shelving. Stainless steel single drainer sink unit with a centre mixer tap. Set in roll edged work surfaces with splash back tiling. Built in appliances comprise: Four ring hob with two gas ring burners and two electric. Neff illuminated extractor above. Bosch electric oven. Freestanding appliances comprise a Bosch fridge/freezer, Bosch washing machine and an AEG dishwasher. Single panel radiator to the Kitchen area and a second single panel radiator to the Dining Area. Inset ceiling spot lights. Television aerial point. Wall light. Deep double glazed window to the side aspect. UPVC outer door with an inset double glazed panel gives direct access to the rear gardens.



BEDROOM ONE

13'10 x 9'9



Well proportioned principal double bedroom. Double glazed window overlooks the front aspect with a side opening light and fitted window blinds. Additional double glazed window to the side elevation provides further excellent natural light. Single panel radiator. Corniced ceiling. Fitted double wardrobe with sliding mirrored doors.

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BEDROOM TWO

14'9 x 8'10



Second double bedroom. Double glazed window overlooks the rear gardens with a side opening light. Single panel radiator. Bank of fitted wardrobes to one wall with sliding mirrored doors.



BEDROOM THREE

11'1 x 6'7



Third larger than average bedroom. Double glazed window overlooking the front gardens with a side opening light and window blinds. Single panel radiator. Built in open cupboard with shelving and storage space above.

BATHROOM/WC

7'3 x 5'3



UPVC obscure double glazed opening window to the rear elevation with a tiled display sill. Three piece white suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Althea vanity wash hand basin with a centre mixer tap and cupboard below. Wall mounted shaving point. Fitted wall mirror. Low level WC. Tiled walls and floor. Inset ceiling spot lights. Ladder heated towel rail.

SECOND WC

7'5 x 2'7

Useful second separate WC. Obscure double glazed opening window to the rear elevation. Two piece coloured suite comprising: Wash hand basin with splash back tiling and wall mirror above. Cupboard below. Low level WC. Overhead light.

OUTSIDE



To the front of the property is an open plan garden with a central pathway leading to the front entrance. With lawned gardens to either side and well stocked front flower beds. An adjoining driveway provides off road parking and leads directly to the Garage. Timber gate gives access to the rear garden.

To the immediate rear is a large garden enjoying a private sunny South Easterly facing aspect with the playing fields of Fylde Rugby Club beyond. With a large stone flagged sun terrace with lawn beyond. Supported by well stocked wide flower and shrub borders.



TANDEM GARAGE

36'8 x 8'6

Large attached Garage approached through an up and over door. Power and light connected. Wall mounted gas and electric meters. Garden tap. Rear UPVC personal door leading to the rear garden. Hardwood framed obscure glazed window provides some natural borrowed light.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from an Ideal Mexico boiler in the Hallway serving panel radiators and 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 E

INTERNET CONNECTION

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

LOCATION

A three bedroomed extended detached true bungalow is situated in a quiet close off Greenwich Drive on this popular development known as West Park. Constructed in the early 1970's by Bovis Homes and situated within a few minutes strolling distance to the centre of Ansdell with its shopping facilities on Woodlands Road and adjoining transport services linking into Lytham. Other local points of interest include a

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short walk to Fairhaven Golf Club. Internal viewing essential to appreciate the potential this property has to offer, which is in need of some updating, together with its large private rear garden. No onward chain.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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 Arden & 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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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 February 2025

2, Shaftesbury Close, Lytham St Annes, FY8 4RZ



Total Area: 117.7 m² ... 1267 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

www.johnardern.com

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	81

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		
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Not environmentally friendly - higher CO ₂ emissions		
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