JOHN ARDERN

"The Family Estate Agent"

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Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

11 Pinewood Crescent, Lytham

- Semi Detached True Bungalow
- Spacious Lounge
- Kitchen & Sun Lounge Extension
- Two Bedrooms
- Shower Room/WC
- Sunny South Westerly Facing Rear Garden
- Garage & Driveway for Off Road Parking
- No Onward Chain
- Close to Ansdell's Local Shops & Fairhaven Golf Course
- Freehold, Council Tax Band C & EPC Rating D

£275,000

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

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SIDE ENTRANCE
With external wall light.

HALLWAY
3.20m x 2.95m max (10'6 x 9'8 max)
(max L shaped measurements) Approached through a UPVC outer door with an inset obscure double glazed panel. Fitted doormat with wood effect laminate flooring beyond. Single panel radiator. Corniced ceiling. Access to the part boarded loft via a pull down aluminium ladder and having a light. Telephone point. Side gas and electric meter cupboard. White panelled doors and glazed panel doors leading off.

LOUNGE
5.36m x 3.45m (17'7 x 11'4)
Spacious principal reception approached through a glazed panel door. UPVC double glazed window overlooks the front garden with views along Pinewood Crescent. Central opening light and fitted vertical window blinds. Double panel radiator. Corniced ceiling. Overhead light and three wall lights. Television aerial point. Focal point of the room is a fireplace with a polished wood surround, raised hearth and inset supporting a gas coal effect living flame fire.

KITCHEN
3.51m x 2.90m (11'6 x 9'6)
Inner Kitchen approached through a glazed panel door from the Hallway. Original single glazed window looks through into the Sun Lounge with garden beyond. Eye and low level cupboards and drawers. Incorporating a glazed display unit and shelving displays. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Lamona four ring gas hob with an illuminated extractor above. Hotpoint electric oven and grill. Lamona microwave oven. Freestanding Lec fridge/freezer, Zanussi washing machine and Bosch dishwasher are included in the sale. Built in cupboard houses a wall mounted Potterton combi gas central heating boiler. Double panel radiator. Obscure glazed hardwood door leading to the Sun Lounge.

KITCHEN

SUN LOUNGE
3.05m x 2.90m (10' x 9'6)
Delightful Sun Lounge extension added to the bungalow in the early 1990s. UPVC double glazed window to the side elevation with an opening light and fitted roller blind. Additional hardwood double glazed window to the side with a top opening light, also with a roller blind. Single panel radiator. Overhead light. Television aerial point. UPVC double glazed double opening French doors overlook and give direct access to the rear garden.

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BEDROOM ONE

3.81m x 2.67m plus reveal (12'6 x 8'9 plus reveal)

Principal double bedroom. UPVC double glazed window overlooks the sunny rear garden with side opening light and fitted roller blind. Single panel radiator. Television aerial point. Telephone point. Fitted bedroom furniture comprises: Two double wardrobes and three single wardrobes. Inset mirrored panels. Overbed storage units and wall mounted corner display units. Two freestanding bedside drawer units.

BEDROOM TWO

3.10m x 2.79m (10'2 x 9'2)

Second fitted Bedroom. UPVC double glazed window to the front elevation with a central opening light. Fitted vertical window blinds. Single panel radiator. Fitted double and single wardrobe. Two matching freestanding bedroom drawer units. Fitted wall mirror.

SHOWER ROOM/WC

1.75m x 1.63m (5'9 x 5'4)

UPVC obscure double glazed window to the side elevation with a top opening light, tiled display sill and roller blind. Three piece suite comprises: Corner step in shower cubicle with curved sliding glazed doors and a Mira plumbed shower. Pedestal wash hand basin. Low level WC. Tiled walls. Chrome heated ladder towel rail. Wall mounted mirror fronted bathroom cabinet. (Note: the original loft access point is no longer used)

OUTSIDE

To the front of the bungalow is an open plan garden which has been laid for ease of maintenance with crazy paving and stone chippings. With inset flower beds and rockeries. Adjoining concrete driveway provides off road parking and leads down the side of the property to the Garage. Timber gate and pathway leads to the immediate rear. Garden tap.

To the immediate rear is a delightful enclosed garden enjoying a sunny south westerly facing aspect with feature rear Lytham 'cobbled' wall bordering Blackpool Road. Again the garden has been attractively laid with an artificial lawned area and surround by stone flagged pathways and side mature flower and shrub borders. Further decorative stone flagged areas to the rear of the garden. Timber shed.

GARAGE

5.61m x 2.74m (18'5 x 9')

Approached through an up and over door. UPVC double glazed window to the side provides some natural borrowed light, with a side opening light. Power and light connected. Bush freestanding freezer. Fitted timber framed store cupboard and work bench. Side personal door leading to the rear garden.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the majority of windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

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

11 Pinewood Crescent, Lytham

NOTE
The carpets, curtains, blinds and light fittings are included in the asking price.

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

LOCATION
This well appointed semi detached two bedroomed true bungalow is situated in a quiet close on this popular development known as Lytham Hall Park, just off Forest Drive, constructed in the early 1970s by Richard Costain Ltd. The property is within walking distance to the entrance of FAIRHAVEN GOLF CLUB. Local shops are found within easy reach on Woodlands Road in Ansdell and there are transport services leading along Forest Drive, linking both Lytham and St Annes town centres. No onward chain and 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

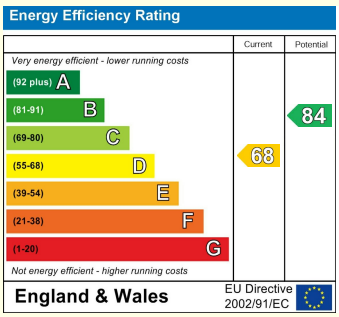
THE GUILD
John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have 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.

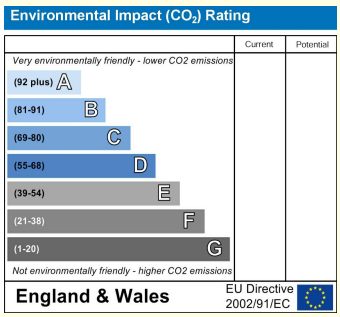
Consumer Protection from Unfair Trading Regulation
John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry our their own investigations before contract. Details Prepared May 2025

11, Pinewood Crescent, Lytham St Annes, FY8 4RQ

Total Area: 68.9 m² ... 741 ft²

All measurements are approximate and for display purposes only





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