JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

# 10 Bryning Avenue, Wrea Green

- Double Fronted Semi Detached True Bungalow
- Lounge, Dining Room & Rear Sitting Room Extension
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom/WC
- Gardens to the Front & Rear
- Garage, Car Port & Driveway for Good Off Road Parking
- In Need of Some Updating
- No Onward Chain
- Freehold, Council Tax Band D & EPC Rating D

## £298,950

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

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## ENTRANCE VESTIBULE
**1.04m x 0.86m (3'5 x 2'10)**
Approached through an outer door with an inset decorative obscure double glazed panel. Inner obscure glazed door leading to:

## HALLWAY
**3.53m x 1.14m minimum (11'7 x 3'9 minimum)**
Spacious central Hall. Single panel radiator. Access to loft space. Telephone point. Overhead light. Wall mirror. Panelled doors leading off.

## LOUNGE
**4.34m into bay x 3.56m (14'3 into bay x 11'8)**
Spacious principal reception room. Walk in UPVC double glazed bay window overlooks the front elevation with a side opening light. Fitted vertical window blinds. Curved single panel radiator below. Overhead light and a centre decorative ceiling rose. Two additional wall lights. Television aerial point. Wall mounted gas fire with a marble display hearth.

## DINING ROOM
**4.11m into bay x 3.28m (13'6 into bay x 10'9)**
Second inner reception room. UPVC double glazed square bay window to the side elevation with a side opening light. Single panel radiator. Television aerial point. Telephone point. Corniced ceiling with an overhead light. Side wall light. Wall mounted gas fire. Fitted cupboard to the side recess with display shelving above. Glazed door leads to the adjoining Kitchen.

## KITCHEN
**3.10m x 2.57m (10'2 x 8'5)**
Hardwood framed double glazed opening window overlooks the side driveway. Adjoining UPVC outer door with an inset obscure double glazed panel leads directly to the Car Port, Driveway and Garage. Additional hardwood double glazed window providing further good natural light. 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 matching splash back. Built in appliances comprise a Beko four ring electric ceramic hob with a brushed chrome splash back and illuminated extractor above. Stoves gas oven below. Freestanding Frigidaire fridge and a Bosch washing machine. Matching glazed door leading to the Sitting Room.

## REAR SITTING ROOM
**4.95m x 3.25m (16'3 x 10'8)**
Spacious extension providing a third good sized reception room, constructed in 1992. UPVC double glazed double opening French doors overlook and give direct garden access. Full length double glazed picture window to the side of the doors. Additional hardwood double glazed window to the rear with a side opening light. Corniced ceiling and five wall lights. Sunhouse electric heater. Television aerial point. Side display cupboard.

## BEDROOM ONE
**4.34m into bay x 3.30m (14'3 into bay x 10'10)**
Principal double bedroom leading off the central Hall. UPVC double glazed walk in bay window overlooking the front garden. Side opening light. Curved single panel radiator below. Two wall lights and an overhead light. Television aerial point. Fitted furniture compresses two double wardrobes and two single wardrobes. Adjoining three drawer unit.

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## BEDROOM TWO
**3.30m x 3.18m (10'10 x 10'5)**
Second double bedroom. Hardwood double glazed window overlooks the rear garden. Side opening light. Single panel radiator. Overhead light. Television aerial point.

## BATHROOM/WC
**2.24m x 1.60m (7'4 x 5'3)**
Hardwood obscure double glazed window to the rear elevation with a top opening light and fitted roller blind. Three piece white suite comprises: Panelled bath with a centre mixer tap. With an overbath shower and additional hand held shower attachment with a fitted shower curtain. Pedestal wash hand basin with a centre mixer tap. Low level WC. Tiled walls. Single panel radiator. Wall mirror with a strip light above, incorporating a shaving socket. Built in cupboard houses a wall mounted Worcester combi gas central heating boiler.

## OUTSIDE
To the front of the property is a wide walled garden, attractively laid for ease of maintenance with stone chippings and being surrounded by well stocked flower and shrub borders. An asphalted driveway provides good off road parking and leads down the side of the bungalow to the Car Port 11'9 x 11'7. Matching pathway leads to the front covered entrance. External gas and electric meters.

To the immediate rear is a good sized enclosed garden with a printed concrete L shaped patio area and rear lawn. With well stocked side shrub borders and inset fruit tree. Timber framed potting shed with glazed windows. External light.

## GARAGE
**4.62m x 3.23m (15'2 x 10'7)**
Good sized garage approached through double opening timber doors. Power and light connected. Garden tap. Obscure glazed rear personal door leads to the rear garden. Adjoining hardwood double glazed opening window.

## CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a Worcester combi boiler in the Bathroom serving panel radiators and giving instantaneous domestic hot water. The Sitting Room extension has a Sunhouse electric heater.

## DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED with a mixture of UPVC and hardwood frames.

## TENURE FREEHOLD/COUNCIL TAX
The site of the property is held Freehold. Council Tax Band D

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

## LOCATION
A deceptively spacious two bedroomed semi detached double fronted true bungalow enjoying a cul de sac location just off Bryning Lane in the heart of Wrea Green Village, arguably one of the counties finest traditional villages with its centre 'village green' together with duck pond and cricket square with adjoining primary school and the well known pub and restaurant 'The Grapes'. Lytham St Annes, Kirkham, Preston, Blackpool are all within a very short travelling distance and there is easy access onto the M55 motorway. Viewing recommended to appreciate the potential this property has to offer which is in need of some updating. No onward chain.

## 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

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## 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.

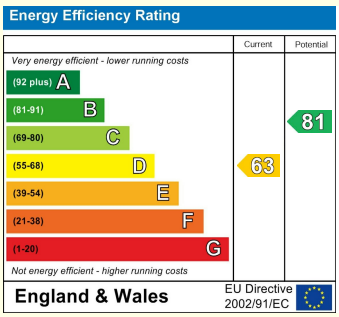
## Consumer Protection from Unfair Trading Regulation

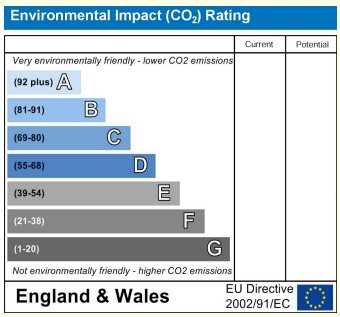
John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating,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

**10, Bryning Avenue, Ribby With Wrea, PR4 2WL**

Total Area: 88.1 m² ... 948 ft² (excluding garage)

All measurements are approximate and for display purposes only





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www.johnardern.com
Lytham St. Annes 01253 79 55 55

6 Park Street, Lytham, Lancashire, FY8 5LU
Tel: 01253 795555 • Fax: 01253 794455
www.johnardern.com
Principal: John M.Ardern FNAEA
Sales Manager: Zoe J. Ardern (BAHons) MNAEA


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