



ESTATE AGENTS • VALUER • AUCTIONEERS



## 10 Alder Grove, Lytham

- Link Detached Family House
- Strolling Distance to the Centre of Lytham
- Entrance Hall, Rear Porch & Cloaks/WC
- Lounge & Dining Room
- Fitted Kitchen
- Three Bedrooms & Modern Bathroom Room/WC
- South Facing Gardens
- Garage & Off Road Parking
- Internal & External Viewing Recommended
- Freehold, Council Tax Band D & EPC Rating D

**£325,000**

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



[www.johnardern.com](http://www.johnardern.com)



## 10 Alder Grove, Lytham

### GROUND FLOOR

#### ENTRANCE HALL

2.87m x 1.14m (9'5 x 3'9)

Approached through uPVC obscure double glazed outer door with matching side panel. Panel radiator.

#### SIDE CLOAKS/STORE CUPBOARD

Which also contains the Worcester combi gas central heating boiler (5 yrs old).

#### CLOAKS/WC

1.96m x 0.84m (6'5 x 2'9)

With ceramic floor and part wall tiles. Modern two piece white suite comprises: close coupled low level WC. Fixture wash hand basin. High level obscure window opens into the rear porch.



#### REAR PORCH

2.29m x 1.93m (7'6 x 6'4)

With wood laminate floor. Double glazed picture window with adjoining door overlooks and gives access to the rear garden. Panel radiator. Internal window looking though to the lounge.



#### LOUNGE

6.55m x 2.79m (21'6 x 9'2)

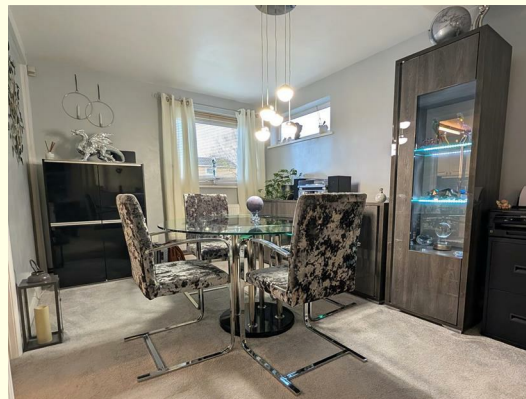
Very spacious well planned reception room having central arch leading to and being 'L' shaped with the adjoining DINING ROOM. Two double glazed windows enjoy south facing aspect looking onto the rear garden. The focal point of the room is a marble inset fireplace with white surround and over mantle. Inset cast iron electric log effect fire standing on a raised marble hearth. Double panel radiator. Corniced ceiling. Central arch giving access to the dining room.



#### DINING ROOM

3.66m x 2.87m (12' x 9'5)

With two double panel radiators. Double glazed window overlooks the front garden. Side high level obscure window gives further light. Interconnecting door gives additional to the kitchen.



#### KITCHEN

3.56m x 2.57m (11'8 x 8'5)

With an excellent range of wall and floor mounted cupboards and drawers. Laminate working surfaces. Inset single drainer stainless steel sink unit with chrome mixer tap. Double glazed picture window with side opening light overlooks the front garden. Part tiled walls. Plumbing facilities for automatic washing machine. Freestanding Hotpoint electric cooker in stainless steel surround with automatic oven and grill. Four ring ceramic hob. Double panel radiator. Door to the main hall. Internal useful walk in under stair store cupboard with power points. Wood laminate floor.

# 10 Alder Grove, Lytham



## FIRST FLOOR

Approached from the staircase leading from the hall with stainless steel hand rail. Access to the loft via a folding ladder and the loft is insulated together with light supply.

## BEDROOM ONE

4.17m x 3.12m (13'8 x 10'3)

'L' shaped measurements. Spacious principal double bedroom with double glazed window with side opening light enjoys south facing aspect looking over the rear garden. Double panel radiator. Fixture vanity wash hand basin with chrome mixer tap and drawer units beneath. Free standing mirror fronted wardrobe.



## BEDROOM TWO

3.35m x 2.90m (11' x 9'6)

Deceptive second double bedroom with matching double glazed window and opening light enjoys views of the rear garden. Double panel radiator. Side fixture cupboard.



## BEDROOM THREE

2.74m x 2.24m (9' x 7'4)

Larger than average third bedroom with double glazed window overlooks the front elevation. Double panel radiator with display shelf above.



## BATHROOM/WC

4.17m x 1.65m (13'8 x 5'5)

Ceramic floor and wall tiles. Four piece modern white suite comprises: curved Air bath with chrome mixer tap and hand shower. Step in tiled shower compartment with a Mira electric shower and curved fitted screen. Pedestal wash hand basin with chrome mixer taps. The suite is completed by a low level WC. Two double glazed obscure windows give natural light. Chrome heated ladder towel rail. Ceiling downlights and extractor fan.



## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler in the cloaks/cupboard in the hall (5yrs old) serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units.

# 10 Alder Grove, Lytham

## OUTSIDE

To the front of the property the garden has been landscaped for ease of maintenance with concrete paving stones and centre pebbles and established shrubs.

To the immediate rear there is a SOUTH FACING enclosed garden laid to lawn with well stocked shrub and flower borders and mature trees. External lights and garden tap. Useful garden lean too/store.



## GARAGE

5.18m x 2.51m (17' x 8'3")

Brick constructed garage with up & over and rear personal door. Double glazed window gives natural light. Adjoining the garage there is a second car parking space with access from the rear.

## LOCATION

This spacious well appointed link detached three bedroom property enjoys a very convenient location on the very popular development known as South Park and being within an easy 5 minutes walking distance into the centre of Lytham with it's comprehensive shopping facilities, bars, restaurants and train station. Other local points of interest include Witch Wood woodland walk, Lytham Hall and Fairhaven Golf Course.

An internal and external viewing is strongly recommended to appreciate the very well planned modern accommodation and SOUTH FACING rear garden.

## 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto: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](http://www.guildproperty.co.uk).

## VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

## 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 out their own investigations before contract. Details Prepared November 2024

10, Alder Grove, Lytham St Annes, FY8 4LA



Total Area: 99.1 m<sup>2</sup> ... 1067 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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