



ESTATE AGENTS • VALUER • AUCTIONEERS



3 Patterson Court 39 Freckleton Street, Lytham

- 1st Floor Purpose Built Apartment
- Tastefully Appointed Throughout
- Lounge
- Spacious Dining Kitchen
- Two Double Bedrooms
- Modern Shower Room/WC
- Allocated Parking Space
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating C

£179,950

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

With security entry phone system and stairs to first floor.
(Note: no lift).

FIRST FLOOR

PRIVATE ENTRANCE HALL

3.48m x 1.52m (11'5 x 5')

(max L shaped measurements) Single panel radiator with a display shelf above. Wall mounted entry phone hand set. Corniced ceiling. Wood effect laminate flooring. Built in double cloaks/store cupboard housing the circuit breaker fuse box.

LOUNGE

3.81m x 3.40m (12'6 x 11'2)

Bright well appointed reception room. Two UPVC double glazed windows with upper opening lights overlook the front elevation. Double panel radiator. Corniced ceiling. Telephone and television/sky sockets. Wood effect laminate flooring.



DINING KITCHEN

4.37m x 4.22m max (14'4 x 13'10 max)

(max L shaped measurements) Spacious well appointed and fitted dining kitchen. Double glazed window with a top opening light overlooks the rear court yard. Fitted window blinds. Good range of wall and floor mounted cupboards and drawers. Laminate working surfaces with discreet downlighting and splash back tiling. Inset single drainer stainless steel one & a half bowl sink unit with mixer taps. Built in appliances comprise: John Lewis automatic electric oven. Matching four ring electric hob. Illuminated extractor hood above. Zanussi freestanding washing machine. Space for a fridge/freezer. Wall mounted Worcester combi gas

central heating boiler with integral programmer control. Double panel radiator with pine display shelf above adjoins the DINING AREA.



BEDROOM ONE

3.76m x 2.82m (12'4 x 9'3)

Tastefully presented double bedroom. Double glazed window with top opening light overlooks the front garden. Double panel radiator. Corniced ceiling. Telephone point



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BEDROOM TWO

3.40m x 3.35m plus reveal (11'2 x 11' plus reveal)

Second double bedroom. Double glazed window with top opening light overlooks the rear court yard. Double panel radiator. Corniced ceiling. Television aerial point. Telephone point



SHOWER ROOM/WC

2.31m x 1.88m (7'7 x 6'2)

UPVC obscure double glazed window to the side elevation with a top opening light. Fitted window blinds. Three piece modern suite comprises: Wide shower cubicle with a plumbed overhead rainfall shower and a hand held shower attachment. Fixed glazed screens. Wall hung vanity wash hand basin with drawer below and a centre mixer tap. Illuminated wall mirror above. Low level WC completes the suite. Part panelled walls. Overhead light. Wall mounted extractor fan. Chrome heated ladder towel rail.



DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

CENTRAL HEATING (COMBI)

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

OUTSIDE/PARKING

To the front of the development the garden has been laid for ease of maintenance with stone chipped areas and to the immediate rear there is a walled garden with paved pathways and side shrub and conifer borders and central stone chipped areas.

To the immediate rear there is a single numbered allocated car parking space with access from a wide rear service road.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £100 per quarter is currently levied. This includes the buildings insurance and window cleaning.

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 £50. Council Tax Band C

NOTE

We understand lettings and pets are allowed, as long as not a nuisance to other residents. (Solicitor to confirm)

INTERNET CONNECTION/MOBILE PHONE SIGNAL

The current vendor has broadband and mobile phones with BT and report a good signal throughout the property. Ultrafast Full Fibre Broadband is available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

This delightfully presented two bedroomed purpose built 1st floor apartment with allocated parking space is in a select development of just six apartments, constructed in 2000 and is conveniently situated on Freckleton Street just adjoining Warton Street. Lytham centre with its well planned tree lined shops and town centre amenities is only a pleasant stroll away. There are transport services running along Warton Street directly into Lytham centre. No onward chain. Viewing Recommended.

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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 out their own investigations before contract. Details Prepared February 2024

Flat 3, Patterson Court, 39, Freckleton Street, Lytham St Annes, FY8 5ED



Total Area: 67.2 m² ... 724 ft²

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			
(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	

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			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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