JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS











48 Chatsworth Road, Lytham St. Annes

- Double Fronted Detached Bungalow
- Spacious Lounge with Bay Window
- Modern Fitted Dining Kitchen
- Two Ground Floor Bedrooms
- Ground Floor Modern Bathroom & Separate WC
- 1st Floor 3rd Bedroom
- Walled Gardens to the Front & Rear
- Gas Central Heating & Double Glazing
- Within Walking Distance to the Beach
- Leasehold, Council Tax Band D & EPC Rating E

Offers Over £339,950

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

The GUILD of PROFESSIONAL ESTATE AGENTS

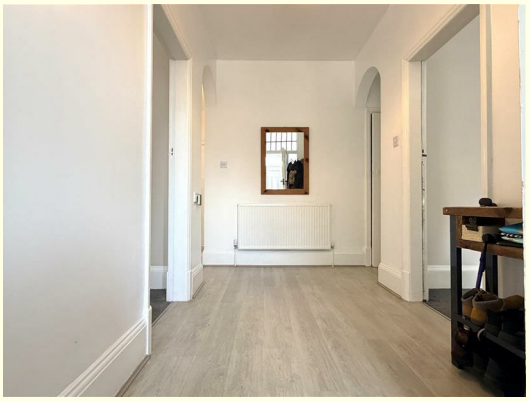
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GROUND FLOOR

ENTRANCE VESTIBULE
1.52m x 1.02m (5' x 3'4)
Approached through a modern (2024) UPVC outer door with inset obscure double glazed panels. Matching obscure double glazed panels to either side of the door provide good natural light. Inner obscure glazed hardwood door leading to the Hall. Matching obscure glazed panels to either side.

HALLWAY
4.06m x 1.85m min (13'4 x 6'1 min)
Spacious central Hall with attractive Karndean wood effect flooring throughout. Single panel radiator. Useful built in cloaks/store cupboard with an overhead light. Concealed staircase leads off to the 1st floor Bedroom with a side hand rail. Matching white panelled doors leading off to all ground floor rooms.



LOUNGE
4.57m into bay x 4.37m (15' into bay x 14'4)
Spacious and tastefully presented principal reception room. UPVC double glazed bay window overlooks the front garden with a side opening light. Fitted roller blinds. Overhead light and two wall lights. Single panel radiator. Television arial point. Internet point. Modern fireplace supporting an electric coal effect fire.



DINING KITCHEN
3.40m x 3.61m (11'2 x 11'10)
Modern family Kitchen fitted in 2024. UPVC double glazed window overlooks the rear garden with a side opening light and fitted roller blinds. Range of eye and low level fitted cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap set in roll edged work surfaces with matching splash back. Built in appliances comprise: Lamona four ring electric ceramic hob. Stainless steel illuminated extractor canopy above. Electric oven and grill. Space for a fridge/freezer and plumbing for a dishwasher. Matching Karndean wood effect flooring. Double panel radiator. Overhead light. UPVC outer door (2024) with an inset double glazed panel leads to the rear garden.





UTILITY AREA
2.18m x 0.84m (7'2 x 2'9)
Leading off the Kitchen is a useful Utility area with plumbing for a washing machine. Wall mounted combi gas central heating boiler (installed 2024). Matching Karndean flooring and overhead light.

BEDROOM ONE
4.62m into bay x 4.37m (15'2 into bay x 14'4)
Well proportioned principal double bedroom. UPVC double glazed bay window overlooks the front aspect with a side opening light and fitted window blinds. Single panel radiator. Overhead light and two wall lights.



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BEDROOM TWO
3.61m x 2.95m (11'10 x 9'8)
Second double bedroom which could also be used as a 2nd reception room if preferred. UPVC double glazed window overlooking the rear garden with a side opening light and window blinds. Single panel radiator. Overhead light.



BATHROOM
2.39m x 1.73m (7'10 x 5'8)
Modern Bathroom comprising a two piece white suite, fitted in 2024. UPVC obscure double glazed window to the rear elevation. Top opening light. L shaped panelled bath with a tiled display and centre mixer tap. Glazed shower screen and a plumbed over bath shower together with a hand held shower attachment. Vanity wash hand basin with a centre mixer tap and cupboard below. Chrome heated ladder towel rail. Two overhead lights and ceiling extractor fan. Matching Karndean flooring.



SEPARATE WC
1.30m x 0.84m (4'3 x 2'9)
UPVC obscure double glazed window to the rear elevation with a top opening light. White low level WC. Single panel radiator. Matching flooring.

FIRST FLOOR LANDING
Approached from the previously described staircase. Velux double glazed pivoting roof light to the rear elevation. Wall light. Panelled door leading to:

BEDROOM THREE
4.72m x 4.37m max (15'6 x 14'4 max)
(max L shaped measurements) Good sized 3rd Bedroom with a UPVC double glazed window to the side elevation. Two top and two side opening lights with window blinds. Double panel radiator. Access to roof eaves.



OUTSIDE
To the front of the property is a walled garden approached through a central pedestrian gate with a stone flagged pathway leading to the front entrance with external lighting. The front garden has been laid for ease of maintenance with coloured slate stone chippings with inset shrubs and conifers. A shared asphalted driveway with the adjoining property (No 46) leads down the side of both properties with a private timber pedestrian gate leading off to the rear garden.

To the immediate rear is a good sized walled garden with crazy paved and concrete patio areas. External lighting. Access to the brick outbuildings.





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BRICK STORE
2.49m x 2.18m (8'2 x 7'2)
Useful Garden Store with a hardwood personal door. UPVC double glazed window provides some natural light. Power and light connected. Space for a tumble dryer and additional fridge/freezer etc.

ADJOINING BRICK STORE
2.26m x 0.86m (7'5 x 2'10)
Again approached through a hardwood outer door.

CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a combi boiler (fitted 2024) serving panel radiators (replaced also in 2024) and giving instantaneous domestic hot water.

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED with UPVC units. A number of the windows were replaced in 2024 together with replacement front and back doors.

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 £9.50. Council Tax Band D

LOCATION
This tastefully presented three bedroomed double fronted detached bungalow enjoys a highly sought after location on Chatsworth Road, a tree lined road running between St Leonards Road West and Devonshire Road, within easy reach of the beach, Ashton Gardens, MAYFIELD & HEYHOUSES PRIMARY SCHOOLS and being well placed close to St Annes Square with its comprehensive shopping facilities and town centre amenities. Local transport services are readily available on Clifton Drive North with routes into Lytham, St Annes and Blackpool. Viewing recommended.

VIEWING THE PROPERTY
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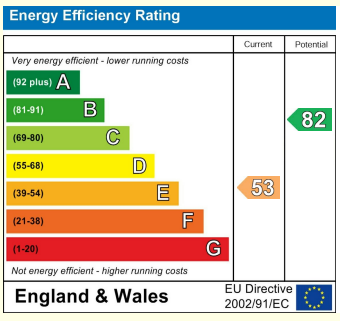
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All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

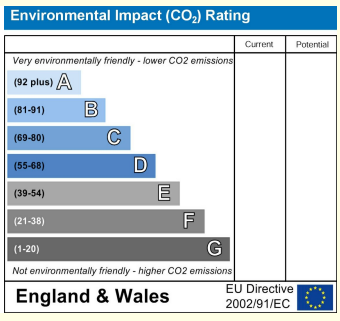
THE GUILD
John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have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

Digital Markets, Competition & Consumers Act 2024
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