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

3 Pinewood Crescent, Lytham

- Semi Detached True Bungalow
- Close Walking Distance to Local Shops & Train Station in Ansdell
- Walking Distance to Fairhaven Golf Club
- Good Sized Lounge & Kitchen
- Bedroom One with Conservatory Leading Off
- 2nd Double Bedroom & Wet Room Shower/WC
- Sunny Enclosed Rear Garden & Two Garden Sheds
- Driveway for Off Road Parking
- No Onward Chain
- Freehold, Council Tax Band C & EPC Rating D

£259,950

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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SIDE ENTRANCE
Covered entrance with a tiled step and overhead light.

HALLWAY
3.20m x 2.18m max (10'6 x 7'2 max)
(max L shaped measurements) Spacious Hall approached through a modern composite outer door with inset obscure double glazed panels. Corniced ceiling. Single panel radiator. Telephone point. Side electric and gas meter cupboard. Wood effect laminate flooring. Matching doors leading off.

LOUNGE
5.31m x 3.48m (17'5 x 11'5)
Spacious principal reception room. UPVC double glazed window enjoys an outlook to the front elevation with views along Pinewood Crescent. Side opening light and fitted vertical window blinds. Single panel radiator. Television aerial point. Corniced ceiling with a centre rose and overhead light. Focal point of the room is a fireplace with a display surround, raised hearth and matching inset, supporting an electric coal effect fire.

KITCHEN
2.87m x 2.77m (9'5 x 9'1)
UPVC double glazed window overlooks the sunny rear garden with a side opening light and fitted window blinds. Adjoining UPVC outer door with an inset obscure double glazed panel, gives direct access to the rear garden. Eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap. Set in roll edged laminate working surfaces with splash back tiling and concealed downlighting. Built in appliances comprises: Neff four ring electric ceramic hob. Extractor canopy above. Neff electric oven and grill below. Space for a fridge/freezer. Freestanding Bosch washing machine. Double doors reveal a useful built in store cupboard and housing the wall mounted Worcester combi gas central heating boiler. Single panel radiator. Inset ceiling spot lights. Wood effect laminate flooring.

BEDROOM ONE
3.81m x 3.48m max into reveal (12'6 x 11'5 max into reveal)
Well proportioned principal bedroom. UPVC double glazed sliding patio doors overlook and give direct access to the adjoining Conservatory. Corniced ceiling. Single panel radiator. Television aerial point. Wood effect laminate flooring. Large built in double wardrobe with hanging rails and shelving.

CONSERVATORY
2.59m x 1.68m (8'6 x 5'6)
Delightful garden room with a pitched glazed ceiling. UPVC double glazed windows overlook the rear garden with display sills. Three top opening lights. UPVC double glazed French door gives direct garden access. Ceramic tiled floor. Double 13amp power point.

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BEDROOM TWO

3.30m x 3.02m (10'10 x 9'11)

Second double bedroom which could also be used as a separate Dining Room if preferred. UPVC double glazed window overlooks the front elevation. Side opening light and fitted vertical window blinds. Single panel radiator. Television aerial point. Internet/telephone point. Corniced ceiling, centre rose and overhead light. Dado rails. Wood effect laminate flooring.

SHOWER ROOM/WC

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

Modern three piece wet room style Shower Room. UPVC obscure double glazed window to the side elevation with a top opening light and fitted roller blind. Tiled showering area with a plumbed overhead shower and additional hand held shower attachment. White pedestal wash hand basin. Adjoining white low level WC. Single panel radiator. Ceramic tiled walls and floor. Corniced ceiling with three inset spot lights. Access to loft space.

OUTSIDE

To the front of the property the open plan garden has been laid for ease of maintenance with pebbles and a stone flagged surround. With an adjoining concrete driveway providing good off road parking and leading down the side of the bungalow providing a useful bin store area and having a timber shed. A timber gate gives direct access to the rear garden.

To the immediate rear there is a delightful sunny enclosed garden which has been landscaped with a stone flagged sun terrace and rear area very well stocked with inset flowering plants and shrubs. Second useful timber garden store. External garden tap and wall light.

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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.

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED

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

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. Ansdell also has its own train station. No onward chain and viewing strongly recommended.

VIEWING THE PROPERTY
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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.

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

Total Area: 64.1 m² ... 690 ft²

All measurements are approximate and for display purposes only

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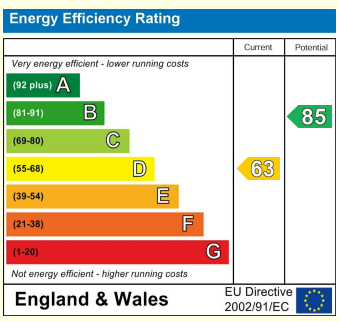
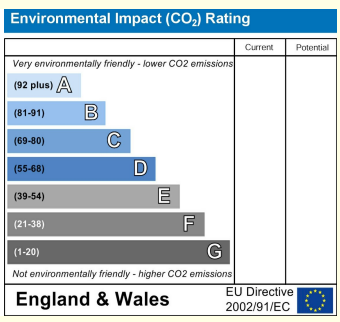
6 Park Street, Lytham, Lancashire, FY8 5LU
Tel: 01253 795555 • Fax: 01253 794455
www.johnardern.com
Principal: John M.Ardern FNAEA
Sales Manager: Zoe J. Ardern (BAHons) MNAEA





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