JOHN ARDERN

"The Family Estate Agent"

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Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

19 Otley Road, Lytham St Annes

- Superbly Presented Detached True Bungalow
- Spacious Lounge
- Modern Fitted Dining Kitchen & Cloaks/WC
- Three Double Bedrooms
- Modern Shower Room/WC
- Garage with Utility Area & Driveway for Off Road Parking
- Private Rear Landscaped Garden
- Gas Central Heating & Double Glazing
- Viewing Strongly Recommended
- Freehold, Council Tax Band D & EPC Rating D

£325,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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SIDE ENTRANCE
Side entrance with step to the front door and an external wall mounted light.

HALLWAY
Spacious central L shaped Hallway approached through a UPVC outer door with an inset obscure double glazed panel. Matching full length panel to the side providing further natural light. Fitted door matting with a wood effect laminate floor beyond. Double panel radiator. Corniced ceiling. Side cloaks/hanging space. White panelled doors leading off.

LOUNGE
5.08m x 3.58m (16'8 x 11'9)
Tastefully presented principal reception room. UPVC double glazed window overlooks the front garden. Two side and two top openings lights with fitted vertical window blinds. Corniced ceiling and an overhead light. Television aerial point. Focal point of the room is a modern fireplace with a display surround and matching raised hearth supporting a log effect gas fire.

DINING KITCHEN
5.84m x 2.59m (19'2 x 8'6)
Modern family Kitchen fitted around two and a half years ago and approached through a bevel edged glazed door from the Hallway. UPVC double glazed window overlooks the rear garden with a side opening light. Additional double glazed window to the side elevation providing further excellent natural light and having a top opening light. Fitted window blinds. Good range of eye and low level cupboards and drawers. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in wood effect working surfaces with matching splash back and having concealed down lighting. Built in good quality appliances comprise: Bosch four ring electric induction hob with a glazed splash back and illuminated extractor canopy above. Bosch electric oven and grill. Integrated Bosch dishwasher with a matching cupboard front. Space for a fridge/freezer. Part coved ceiling with two overhead lights. Double panel radiator. Aerial point and power socket for a wall mounted TV. White panelled door leading to the Cloaks/WC.

CLOAKS/WC
1.68m x 0.81m (5'6 x 2'8)
Two piece white suite comprising: Low level WC. Vanity wash hand basin with a centre mixer tap and splash back tilling. Cupboard below. Wall mounted mirror fronted cabinet. Corniced ceiling. Inset ceiling spot light and extractor fan.

INNER HALLWAY
With Bedrooms One and Two leading off. Corniced ceiling. Access to the part boarded loft space via a pull down aluminium framed ladder and having a light.

BEDROOM ONE
4.22m x 3.15m (13'10 x 10'4)
Well proportioned principal double bedroom. Double glazed window overlooks the private rear garden

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with two side opening lights and window blinds. Double panel radiator. Television aerial point. Corniced ceiling with an overhead light. Wall mounted Samsung air conditioning unit with also heating and de humidifying functions. Two modern double wardrobes.

BEDROOM TWO

3.48m x 3.07m (11'5 x 10'1)

Second delightful double bedroom which could also be used as a separate Reception room if preferred. UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Matching full length double glazed windows to either side of the doors. Double panel radiator. Corniced ceiling with a number of inset ceiling spot lights.

BEDROOM THREE

2.79m x 2.57m (9'2 x 8'5)

Third double bedroom with a double glazed window overlooking the front of the bungalow. Side and top opening lights with fitted vertical window blinds. Double panel radiator. Corniced ceiling and overhead light.

SHOWER ROOM/WC

2.18m x 1.63m (7'2 x 5'4)

Modern four piece white bathroom suite (approx 5 years old). UPVC obscure double glazed window to the side aspect with two side opening lights and a tiled display sill. Corner step in shower cubicle with curved glazed sliding doors and a plumbed shower. Vanity wash hand basin with a centre mixer tap and doors below. Illuminated mirror above with de-misting function. Low level WC and adjoining Bidet completes the suite. Ceramic tiled walls and floor. Chrome heated ladder towel rail.

OUTSIDE

To the front of the bungalow is an open plan garden which has been laid for ease of maintenance with stone chippings and having an adjoining stone flagged driveway providing off road parking with a side shrub border. Stone flagged pathways lead down both sides of the bungalow with timber gates giving direct rear garden access. External lighting and all weather power point.

To the immediate rear is a delightful landscaped garden enjoying a private sunny aspect. With a raised decked patio area (approx 2 years old) having inset lighting and a rear lawn supported by well stocked side flower and shrub borders. External lighting, all weather power points and two garden taps.

GARAGE

5.64m x 2.59m (18'6 x 8'6)

Attached Garage with a higher than average electrically operated roller door (approx 2-3 years old).

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UPVC side personal door with an inset obscure double glazed panel. Matching obscure double glazed window to the side. Power and light connected. Wall mounted gas and electric meters. Rear utility area with plumbing for a washing machine and space on top for a tumble dryer. Fitted eye and low level cupboard. Wall mounted Logic combi gas central heating boiler.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Logic combi boiler in the Garage serving modern panel radiators (the radiators are approximately 3 years old) and giving instantaneous domestic hot water. The bungalow has a Hive system.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band D

LOCATION

This extremely well appointed and spacious detached three bedroomed true bungalow is conveniently located close to local shops and bus services on Whalley Place and the property is within easy reach of Clifton Primary School & Lytham St Annes High School which are both within walking distance. Further bus services run along Church Road to both St Annes and Lytham centres with their comprehensive shopping facilities and amenities. An internal inspection is strongly recommended to fully appreciate this modernised true bungalow which stands in attractive landscaped gardens to the front and rear.

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

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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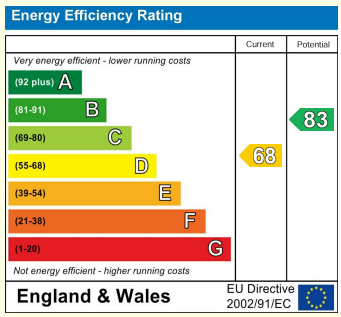
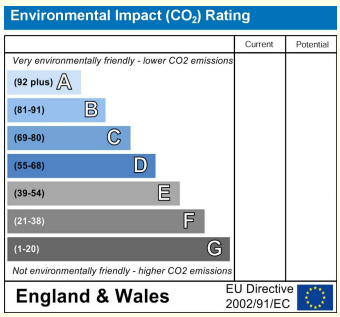
19, Otley Road, Lytham St Annes, FY8 3QX

Total Area: 79.9 m² ... 860 ft² (excluding garage)

All measurements are approximate and for display purposes only





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