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18 Starfield Close, Lytham

- Detached True Bungalow
- Walking Distance to Lytham Centre
- Lounge & Conservatory
- Dining Room/Bedroom Three
- Fitted Kitchen
- Two Double Bedrooms
- Modern Bathroom/WC
- Garden Front & Rear
- Garage & Driveway
- Gas CH & Double Glazing

£315,000

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



www.johnardern.com



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SIDE ENTRANCE

Covered open side entrance with overhead light and tiled floor. UPVC outer door with inset obscure double glazed panels leads to:

HALLWAY

4.93m x 2.26m max (16'2 x 7'5 max)

(max L shaped measurements) Wood effect 'quick lock' laminate flooring. Corniced ceiling. Single panel radiator. Telephone point. Access to the loft space via a pull down ladder with light. Part glazed door leads to:



LOUNGE

4.50m x 3.58m (14'9 x 11'9)

Spacious and well appointed principal reception room. UPVC double glazed leaded window overlooks the front garden. Two top opening lights with security locks. Double panel radiator below. Corniced ceiling. Television aerial point and socket for a wall mounted TV. Focal point of the room is a modern fireplace with marble display surround, matching hearth and inset supporting a remote controlled gas living flame fire.



DINING ROOM/BEDROOM THREE

3.12m x 2.67m (10'3 x 8'9)

Originally a third bedroom but currently used as a separate Dining Room. Approached through a matching part glazed door from the hallway. Matching wood effect floor. Corniced ceiling. Single panel radiator. Sliding double glazed patio doors overlook and give direct access to:



CONSERVATORY

2.62m x 2.51m (8'7 x 8'3)

Brick based conservatory with a pitched and insulated roof. UPVC double glazed windows with two top opening lights. Centre double opening French doors overlook and give direct access to the enclosed private rear garden. Single panel radiator. Two wall light points



KITCHEN

3.51m x 2.97m (11'6 x 9'9)

Approached off the hallway through a matching part glazed door. UPVC double glazed window to the side elevation. Side and top opening lights. Adjoining UPVC outer door with inset obscure double glazed panel gives access to the side and rear of the bungalow. Excellent range of modern eye and low level cupboards and drawers. Stainless steel single drainer sink unit with centre mixer tap. Set in wood block work surfaces. Built in appliances comprise: Gorenje four ring induction hob with illuminated extractor above. Electric oven and grill. Microwave oven above. Integrated fridge/freezer with matching cupboard fronts. Integrated Beko dishwasher. Matching wood effect floor. Wall mounted ladder radiator. Concealed wall mounted Worcester combi gas central heating boiler.



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BEDROOM ONE

3.66m x 3.56m (12' x 11'8)

Principal double bedroom. UPVC double glazed window with two top opening lights enjoys views of the rear garden. Double panel radiator. Corniced ceiling. Television aerial point.



BEDROOM TWO

3.56m x 2.67m (11'8 x 8'9)

Second double bedroom. UPVC double glazed leaded window overlooks the front garden. Top opening light. Single panel radiator. Corniced ceiling. Two fitted double wardrobes



BATHROOM/WC

2.54m x 1.65m (8'4 x 5'5)

Modern family bathroom. UPVC obscure double glazed window with top opening light. Three piece white suite comprises: Tiled panelled bath with glazed shower screen. Plumbed overhead shower with additional handheld shower attachment. Semi concealed low level WC. Adjoining vanity wash hand basin set in a laminate display surround with cupboards below and a matching wall mounted medicine cabinet. Ceramic tiled floor and walls. Ladder heated towel rail. Panelled ceiling with inset ceiling spot lights



OUTSIDE

To the front of the property is an open plan garden laid for ease of maintenance with stone chippings and inset flower and shrub beds. A driveway provides off road parking and leads down the side of the bungalow through double opening timber gates to the garage.

To the immediate rear is a good sized enclosed family garden and due to its situation enjoys a private aspect. A spacious stone flagged patio area with wood panelled fence and a centre opening gates leads then on to the lawned garden with well stocked flower and shrub borders. Timber garden shed. A pathway continues down the side of the bungalow with external light and timber gate leading to the front garden.



GARAGE

5.31m x 2.54m (17'5 x 8'4)

Single garage approached through and up and over door. Power, light and water supplies connected. Plumbing for washing machine and space for tumble dryer. Garden tap. Gas and electric meters. UPVC obscure double glazed rear personal door leads directly to the rear garden.

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/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of approx £5 (solicitor to confirm). Council Tax Band D

LOCATION

This delightfully appointed original three bedroomed detached true bungalow is situated on this small close just off Forest Drive on the popular development know as SOUTH PARK. Being within just a few minutes stroll to the centre of Lytham with its comprehensive shopping facilities and amenities. Transport services are readily available on South Park with routes into Lytham, Ansdell and St Annes. Lytham Hall and Witch Wood are also within easy walking distance. Internal viewing recommended.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

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INTERNET & EMAIL ADDRESS

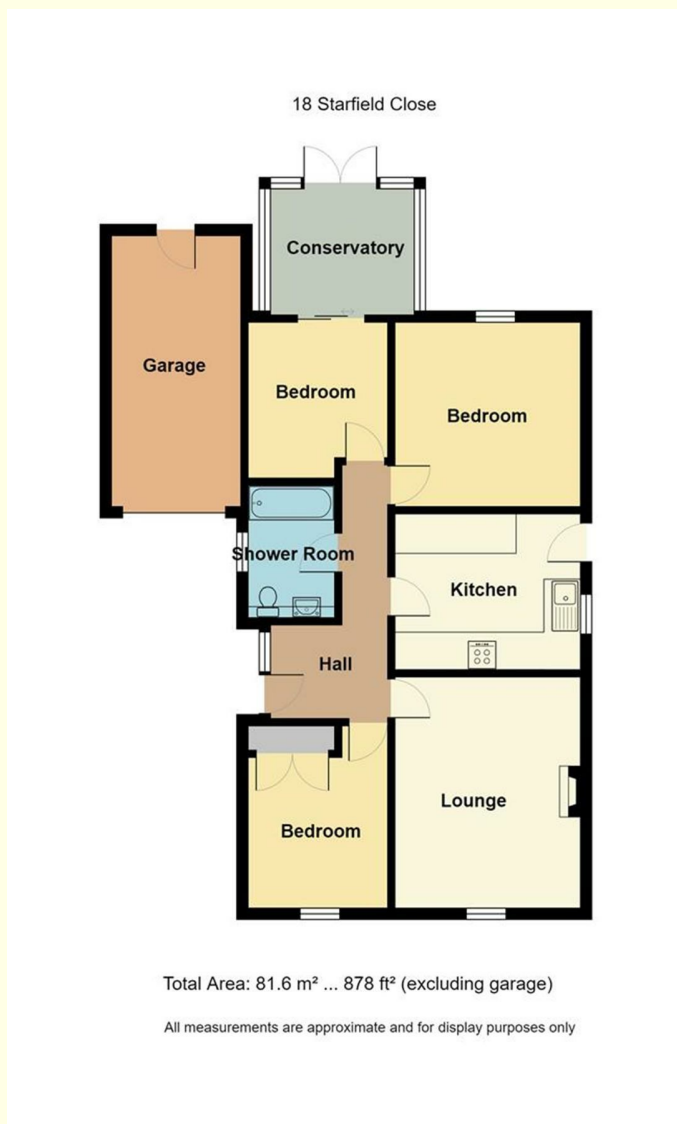
All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Arden & 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.

PROPERTY MISDESCRIPTION ACT

John Arden & 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 2021



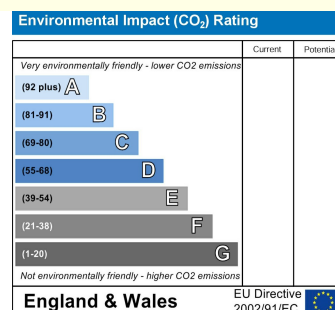
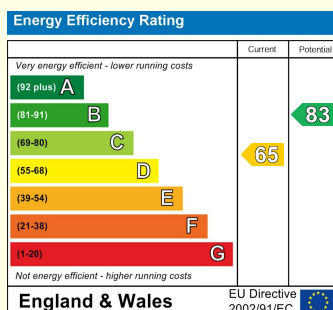
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