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## 9 Sanderling Close, Lytham

- Modern Detached Dormer Bungalow
- Two Reception Rooms
- Conservatory
- Breakfast Kitchen
- Utility & Cloaks/WC
- Ground Floor En Suite Bedroom
- Two 1st Floor Bedrooms
- 1st Floor Bathroom/WC
- Garage & Driveway
- Lawned Garden to the Rear

**£385,000**

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



**www.johnardern.com**



# 9 Sanderling Close, Lytham

## GROUND FLOOR

Open canopied entrance with side coach light.

## ENTRANCE HALLWAY

8.05m x 2.72m max (26'5 x 8'11 max)

Spacious well appointed hallway approached through an outer door with upper obscure double glazed panels. Side UPVC obscure double glazed window. Turned staircase leads off to the first floor with a white spindled balustrade. Useful understairs cloaks/store cupboard with overhead light. Hive thermostat dial. Double panel radiator. Corniced ceiling. Inner door leads to the integral garage. Corniced ceiling. Attractive wood strip floor. White panelled doors lead off



## CLOAKS/WC

1.57m x 1.12m (5'2 x 3'8)

Part ceramic tiled walls. Two piece Roca white suite comprises: Pedestal wash hand basin. Low level WC. Single panel radiator. Ceiling Envirovent extractor fan and overhead light.

## LOUNGE

4.45m x 3.58m (14'7 x 11'9)

Tastefully decorated principal reception room. UPVC double glazed window with three upper opening lights enjoys an outlook over the front garden. Double panel radiator. The focal point of the room is a feature stone fireplace with gas coal effect living flame fire with matching stone over mantle and raised hearth. Corniced ceiling. Two wall light points. Television aerial point. Telephone socket.



## DINING ROOM

3.58m x 2.49m (11'9 x 8'2)

Approached through double opening bevel edged glazed doors from the main hall. UPVC double glazed double opening doors overlook and give access to the conservatory. Double panel radiator. Corniced ceiling. Matching wood strip floor.

## BREAKFAST KITCHEN

4.29m x 2.57m (14'1 x 8'5)

Well fitted breakfast-kitchen. Two UPVC double glazed windows with top opening lights overlook the rear and side elevations. Range of eye and low level cupboards and drawers. Inset one & a half bowl single drainer stainless steel sink unit with chrome mixer tap. Set in heat resistant work surfaces with ceramic splash back tiling. Matching breakfast bar. Built in Neff appliances comprise: Four ring halogen hob. Illuminated extractor hood above. Neff electric oven and grill. Integrated fridge/freezer with matching cupboard front. Plumbing for dishwasher. Ceramic tiled floor. Single panel radiator. Telephone point. Television aerial point. Archway leads to:



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## UTILITY ROOM

2.01m x 1.55m (6'7 x 5'1)

With matching ceramic tiled floor. Matching working surface with run of tiles above. Plumbing facilities for automatic washing machine and space for tumble dryer. Range of high level cupboards above. Single panel radiator. UPVC obscure double glazed outer door gives direct access to the side and rear of the property. A door gives access into a very useful PANTRY CUPBOARD (5ft x 2ft2) With open shelving and tiled floor.

## BEDROOM ONE

4.29m x 3.10m max (14'1 x 10'2 max)

Well fitted principal double bedroom. UPVC double glazed window with two top opening lights looks through to the rear conservatory. Two double fitted wardrobes with centre kneehole dressing table and mirror above. Canopied lighting over. Television aerial point. Double panel radiator. Corniced ceiling. Door leads to:



## EN SUITE SHOWER ROOM/WC

2.29m into shower x 1.88m (7'6 into shower x 6'2)

UPVC obscure double glazed outer window with top opening light. Three piece white suite comprises: Wide step in shower compartment with a folding glazed outer door and plumbed shower. Vanity wash hand basin with cupboards and drawers below and mirror over with canopy above incorporating halogen downlights and shaving point. Roca low level WC. Single panel radiator. Ceiling Envirovent extractor fan and overhead light. Part ceramic tiled walls and attractive mosaic style tiled floor



## FIRST FLOOR LANDING

Approached from the previously described turned staircase. Built in airing cupboard containing an insulated hot water cylinder and shelving above for linen storage. Access to loft. White panelled doors lead off to all rooms

## BEDROOM TWO

4.75m plus wardrobes x 3.89m (15'7 plus wardrobes x 12'9)

Spacious well appointed second double bedroom. UPVC double glazed dormer window with two top opening lights overlooks the rear garden. Range of fitted 'Sigma' wardrobes with sliding doors. Single panel radiator. Television aerial point.



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## OUTSIDE

To the front of the bungalow the driveway has been enlarged to take two cars and has been laid with 'Indian Stone' and leads directly to the garage. There is a side border with mature shrubs and plants. Matching Indian Stone pathways lead down the side of the property with external gas and electric meters.

To the immediate rear there is a delightful landscaped secluded garden laid principally to lawn with well stocked curved shrub and flower borders. Timber garden shed on a raised flagged base. External garden tap and outside power points. Outside additional lighting. Matching stone pathways and patio adjoin the conservatory and further side concrete flagged patio. Due to its situation the garden enjoys a secluded and sunny aspect.



## GARAGE

5.00m x 2.49m (16'5 x 8'2)

With electrically operated up & over door and integral door leading directly into the hall. Wall mounted Vaillant central heating boiler. Power and light supplies connected. Garden tap

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Vaillant boiler in the garage serving panel radiators and 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 £150. Council Tax Band E

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £32.83 per month is currently levied.

## LOCATION

This very attractive three bedroome detached dormer bungalow is situated in a very quiet small close on this popular development known as Cypress Point, constructed in 2001 by Kensington Developments. Cypress Point is situated close to local shopping facilities on Woodlands Road in Ansdell and the development is conveniently placed between both Lytham and St Annes principal centres. An internal inspection is strongly recommended to fully appreciate the well planned accommodation this bungalow has to offer.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

