



ESTATE AGENTS • VALUER • AUCTIONEERS



117 South Park, Lytham

- Modern Detached House
- Lounge & Family Snug
- Open Plan Dining Conservatory
- Fitted Kitchen
- Four Bedrooms
- En Suite Shower/WC & Bath/WC
- Gardens Front, Side & Rear
- Garage & Off Road Parking
- Gas CH & Double Glazing
- Leasehold & EPC Rating D

£299,950

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



www.johnardern.com



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PORCH ENTRANCE

2.16m x 0.97m (7'1 x 3'2)

uPVC double glazed porch with centre matching door. Full width carpet. Wall light. Obscure double glazed inner door opens to:

LOUNGE

5.74m max x 3.58m (18'10 max x 11'9)

Spacious full width principal reception room. Oriel double glazed bay window overlooks the front garden. Deep display sill. Panel radiator set beneath. The focal point of the room is a gas coal effect living flame fire set in a modern stone fireplace with matching over mantle and hearth. Turned staircase leads off with wrought iron balustrade. Corniced ceiling. Fitted wall lights.



FAMILY SNUG

2.90m x 2.46m (9'6 x 8'1)

Approached through a glazed door from the main hall and being open plan to the rear 'L' shaped CONSERVATORY. Side entrance to the kitchen. Television point.



DINING CONSERVATORY

6.58m x 2.97m (21'7 x 9'9)

'L' shaped measurements. (fitted 2007). Very spacious family conservatory with double glazed windows and side double opening doors overlook and give access to the rear garden. Side pitched ceiling with fan/light. Double and separate single panel radiator. Television aerial point.

Note: Due to the double glazing and central heating the conservatory is used as a further reception accommodation throughout the year.



KITCHEN

3.18m x 2.64m (10'5 x 8'8)

Modern extremely well fitted kitchen with an excellent range of wall and floor mounted cupboards and drawers. Turned laminate working surfaces. Inset Franke one & a half bowl sink unit with Caple mixer tap. Built in Tecnik stainless steel 'cooking range' with fan assisted automatic double oven and grill and pan warming drawer. Five ring gas hob and adjoining electric hot plate. Matching Tecnik stainless steel illuminated extractor canopy above. Integrated dishwasher. Integrated larder fridge. Panelled ceiling with halogen downlights. Part ceramic tiled walls. Open window looks through into the dining conservatory. Hardwood internal door gives access to:



CONVERTED INTEGRAL GARAGE

At present comprises:

Central porch entrance (9' x 5'5) approached directly from the kitchen. Obscure double glazed door leading to the garden. Wall mounted Worcester central heating boiler (2007). Door gives access to the UTILITY CLOAK ROOM (8'7 x 2'7) with a two piece white coloured suite comprises: fixture wash hand basin. Low level WC. Plumbing facilities for automatic washing machine. Obscure tilt & turn double glazed outer window with obscure glass. Ceiling fan.

GARAGE

4.04m x 2.67m (13'3 x 8'9)

With fibreglass up & over door. Interconnecting door to the central porch. Deep glazed sink with hot and cold water supply, ideal for dog washing. Power and light supplies.

Note: The central partition could easily be removed to create the original garage length (18'9).

FIRST FLOOR

Approached from the previously described turned carpeted staircase with wrought iron balustrade leading to the first floor 'L' shaped landing (8'6 x 5'7) With access to the loft via a folding ladder. Modern white doors gives access to all first floor rooms.

BEDROOM ONE

4.17m plus wardrobes x 3.66m (13'8 plus wardrobes x 12')

Spacious principal double bedroom. Two double glazed windows, one with tilt & turn opening light overlook the front elevation. Single panel radiator. Extensive range of fitted wardrobes on two walls with matching bedside drawer units and bulk head store cupboard.

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BEDROOM TWO

3.66m x 2.64m (12' x 8'8)

Delightful second double bedroom with ENSUITE SHOWER ROOM/WC. Fitted range of over bed wardrobes and bedside drawer units and padded window seat and further run of cupboards and drawers. Double glazed picture window with side tilt & turn opening light overlooks the front garden. Single panel radiator.



EN SUITE SHOWER ROOM/WC

1.75m into shower x 0.97m (5'9 into shower x 3'2)

Ceramic tiled walls. Three piece coloured suite comprises: step in shower compartment with a Mira electric shower and folding outer doors. Fixture wash hand basin with mirror above and adjoining wall mounted shaving point. the suite is completed by a semi concealed low level WC. Goldair wall mounted convector heater. Panelled ceiling with extractor fan.



BEDROOM THREE

2.97m x 2.67m (9'9 x 8'9)

Deceptive third double bedroom. Double glazed window with tilt & turn opening light overlooks the rear elevation with views in the back ground looking onto children's park. Single panel radiator.



BEDROOM FOUR

2.74m x 2.64m (9' x 8'8)

'L' shaped measurements. Single children's bedroom or study with double glazed window with tilt & turn opening light overlooks the rear elevation. Single panel radiator.



BATHROOM/WC

2.54m x 1.63m (8'4 x 5'4)

Ceramic tiled walls. Three piece modern white suite comprises: curved panelled bath with plumbed shower and matching curved shower screen. Pedestal wash hand basin with chrome mixer tap. the suite is completed by a low level WC. Chrome electric heated towel rail with inset panel radiator. Obscure double glazed tilt and turn opening light. Panelled ceiling with halogen downlights and extractor fan.



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CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler in the garage (2007) serving panel radiators (thermostatic valves) and domestic hot water

DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units.

OUTSIDE



LOCATION

This four bedroom detached house was constructed by Moore Brothers in 1970 on this popular development known as 'South Park' being within yards from LYTHAM HALL PARK PRIMARY SCHOOL being on a direct bus route to the centre of Lytham, Ansdell and St Annes.

Internal inspection is strongly recommended to fully appreciate the well planned family accommodation which has the benefit of a large 'L' shaped conservatory.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

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

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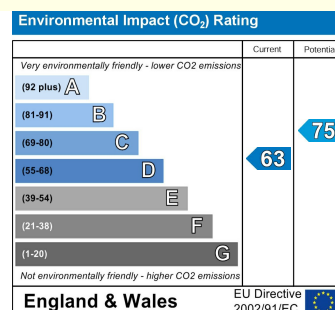
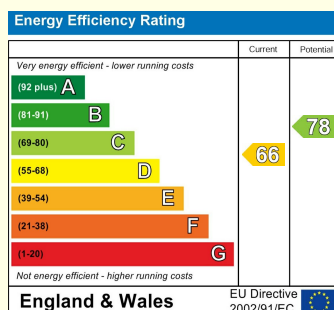
6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA



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