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19 Pinewood Crescent, Lytham

- Detached True Bungalow
- Modernised Throughout
- Lounge & Conservatory
- Fitted Kitchen
- Two Bedrooms
- Newly Installed Shower Rm/WC
- Stunning South Facing Garden
- Garage with Fibreglass Roof
- New Gas CH Boiler (2019)
- D/g & New Carpets/Flooring

£289,000

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



www.johnardern.com



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OPEN SIDE PORCH ENTRANCE

ENTRANCE HALL

3.20m x 2.18m (10'6 x 7'2)

(max 'L' shape measurements) Very attractive hallway with wood laminate floor. Replacement external door with upper obscure leaded double glazed panels. Side meter cupboard. Modern doors to all rooms. Panel radiator.

LOUNGE

4.72m x 3.48m (15'6 x 11'5)

Superb extremely well appointed reception room. Double glazed picture window overlooks the front garden. Top opening light. Two side obscure double glazed windows give further light. Double panel radiator. Corniced ceiling. The focal point of the room is a fitted living flame gas fire.



KITCHEN

2.95m x 2.84m (9'8 x 9'4)

Modern replacement fitted kitchen with an excellent range of wall and floor mounted cupboards and drawers. Laminate working surfaces with matching peninsula unit incorporating a single drainer stainless steel sink unit with chrome mixer taps and useful cupboards beneath. Built in appliances comprise: Bosch automatic electric fan assisted oven. Lamona four ring ceramic hob. Stainless steel illuminated extractor canopy above. Integrated Lamona dishwasher. Useful side cupboard has plumbing for automatic washing machine and contains the Baxi combi gas central heating boiler (2 yrs old). Matching wood strip floor. The kitchen is open to:



ORANGERY

3.40m x 3.23m (11'2 x 10'7)

With continuing wood strip floor. Double panel radiator. Double glazed windows and side double opening doors overlook and give access to the enclosed south westerly facing sunny garden. Insulated pitched ceiling. Double panel radiator. Wired for wall mounted television. N.B. Due to the double glazing and central heating the orangery is used as a further reception room throughout the year.



BEDROOM ONE

3.71m plus wardrobes x 3.53m (12'2 plus wardrobes x 11'7)

(max 'L' shape measurements) Spacious extremely well fitted principal double bedroom. Double glazed window with side opening light overlooks the south westerly facing rear garden. Panel radiator. Extensive range of fitted modern wardrobes on two walls with matching headboard and bedside drawer units.



BEDROOM TWO

2.95m x 2.82m (9'8 x 9'3)

Second tastefully decorated and appointed double bedroom. Double glazed picture window overlooks the front garden. Top opening light. Fitted modern wardrobe range with centre drawer units. Panel radiator.

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SHOWER ROOM/WC

1.73m x 1.63m (5'8 x 5'4)

With ceramic tiled walls. Modern white replacement three piece suite comprises: corner tiled shower compartment with a plumbed shower and curved sliding outer doors. Vanity wash hand basin with chrome mixer tap. The suite is completed by a low level WC. Chrome heated ladder towel rail. Panelled ceiling with halogen downlights and access to loft. Side bathroom cabinet. Obscure double glazed outer window with top opening light.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi concealed boiler (Combi) in the kitchen (2yrs old) serving panel radiators (new radiators) and giving instantaneous domestic hot water.

DOUBLE GLAZING

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

WALL INSULATION

We understand the bungalow has cavity wall insulation.

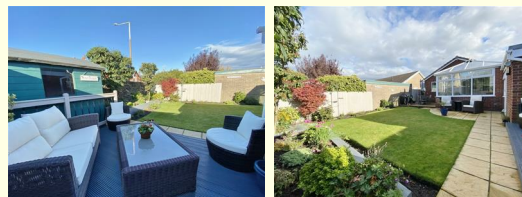
OUTSIDE

To the front of the property the garden has been laid for ease of maintenance with pre printed concrete giving excellent car parking and having matching driveway leading down the side of the bungalow to the BRICK GARAGE. Outside garden tap. Security light.

To the immediate rear there is a delightful garden with rear original 'Lytham Cobbled Wall' enjoying a sunny Southerly position. The garden is laid principally to lawn with curved well stocked shrub and flower borders and there is a raised timber decked private patio behind the garage and a further useful timber garden store. Paved pathways and two concrete paved patios. External light.



OUTSIDE



GARAGE

5.59m x 3.05m (18'4 x 10')

Brick constructed garage with up & over and side personal door. Double glazed window. Power and light supplies connected.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band D

LOCATION

This very attractive and completely modernised detached true bungalow is situated in a quiet close running off Oakwood Avenue which adjoins Fairhaven Golf Club and is situated on this popular development known as 'Lytham Hall Park' built in the early 1970's by Richard Costain Ltd. The property has been the subject of considerable modernisation of which an early inspection will confirm. Local amenities include being only yards to FAIRHAVEN GOLF CLUB and very close to Ansdell's thriving shopping facilities on Woodlands Road.

Viewing strongly recommended.

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

