



ESTATE AGENTS • VALUER • AUCTIONEERS



77 Hall Park Drive, Lytham

- Detached Family House
- Two Reception Rooms
- Kitchen & Conservatory
- Cloaks/WC
- Three Bedrooms
- Family Bathroom/WC
- Superb Gardens to the Rear
- Double Garage & Off Road Parking
- No Onward Chain
- Freehold & EPC Rating D

£365,000

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



www.johnardern.com



77 Hall Park Drive, Lytham

GROUND FLOOR

ENTRANCE PORCH

1.45m x 1.04m (4'9 x 3'5)

Approached through an outer door with an inset leaded obscure double glazed panel and matching window to the side. Panelled walls. Tiled floor with sunken mat well. Decorative obscure glazed inner door leads to:

HALLWAY

4.17m x 1.75m (13'8 x 5'9)

Spacious extended entrance hall. Staircase leads off to the first floor with a ranch style balustrade. UPVC double glazed window with top opening light overlooks the side driveway. Fitted vertical blinds. Double panel radiator. Telephone point. Useful side cloaks/store cupboard with additional shelving. Modern white panelled doors lead off to the ground floor rooms.

CLOAKS/WC

1.22m x 0.99m (4' x 3'3)

Two piece modern white suite comprises: Semi concealed low level WC. Corner wash hand basin. High level obscure UPVC double glazed opening outer window.

LOUNGE

5.41m x 3.76m (17'9 x 12'4)

Well proportioned principal reception room. UPVC double glazed picture window overlooks the front garden with side opening light and fitted vertical blinds. Additional UPVC double glazed window overlooks the side elevation with fitted vertical blinds. The focal point of the room is a raised marble inset fireplace with gas coal effect living flame fire. Corniced ceiling. Television aerial point. Period style cast iron radiator.



DINING ROOM

5.28m x 2.57m (17'4 x 8'5)

Second family reception room. UPVC double glazed window to the side elevation. Deep understair built in cloaks/store cupboard with hanging rail. Double panel radiator with display shelf above. Corniced ceiling. Sliding double glazed patio doors overlook and give access to the Conservatory.



KITCHEN

3.35m max x 2.69m (11' max x 8'10)

UPVC double glazed window with side opening light looks through the conservatory with the gardens beyond. Range of wall and floor mounted cupboards and drawers.

Inset one and a half bowl stainless steel single drainer sink unit set in laminate topped working surfaces with splash back tiling. Built in appliances comprise: Electrolux four ring ceramic hob. Adjoining Electrolux electric oven and grill. Double panel radiator. Wall mounted extractor fan. UPVC double glazed door gives direct conservatory access.



CONSERVATORY

5.61m x 3.58m (18'5 x 11'9)

Approached from both the dining room and kitchen. UPVC double glazed windows with upper leaded and stained glass panels. Central double opening French doors overlook and give access to the lawned rear garden with mature woodland beyond bordering FAIRHAVEN GOLF COURSE. Ceramic tiled floor. The conservatory has an electric panel heater and fitted wall lights. Central tile topped peninsula unit which also conceals the 'utility area' with plumbing facilities below for automatic washing machine and dishwasher. Side integral door leads into the attached DOUBLE GARAGE.



FIRST FLOOR LANDING

3.48m x 1.83m (11'5 x 6')

Approached from the previously described staircase with matching ranch style balustrade. UPVC double glazed window to the side elevation provides excellent natural light to the stairs and landing areas. Fitted vertical blinds. Single panel radiator. Built in airing cupboard contains a wall mounted Main Eco Elite combo boiler with shelf below. Matching modern white panelled doors lead off.

BEDROOM ONE

5.49m x 3.81m max (18' x 12'6 max)

(max L shaped measurements) Spacious principal double bedroom. UPVC double glazed window with side opening light overlooks the front garden. Fitted vertical blinds. Single panel radiator. Corniced ceiling. Telephone point. Television aerial point. Walk through dressing area with fitted wardrobes. Adjoining vanity wash

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hand basin set in a laminate surround with drawers below. Second UPVC double glazed opening window overlooks the side of the property with views of further mature woodland in the back ground. Single panel radiator. Fitted vertical blinds.



BEDROOM TWO

3.15m x 2.74m (10'4 x 9')

Second double bedroom. UPVC double glazed window with side opening light enjoys extensive views looking over the rear garden with mature woodland bordering FAIRHAVEN GOLF CLUB. Fitted window blinds. Single panel radiator. Side fitted vanity wash hand basin with cupboards beneath. Built in wardrobe with sliding doors and storage cupboard above.



BEDROOM THREE

3.20m x 1.88m (10'6 x 6'2)

Larger than average third bedroom. UPVC double glazed window with side opening light overlooks the rear garden with woodland views beyond. Fitted window blinds. Single panel radiator. Fixture wardrobe with storage cupboard above. Fitted wall mirror



BATHROOM/WC

2.59m x 1.83m (8'6 x 6')

Four piece white bathroom suite comprises: Panelled bath with chrome mixer tap. Pedestal wash hand basin with centre mixer tap. Mirror fronted medicine cabinet above. Corner tiled shower compartment with curved sliding outer doors and a Triton T80 electric shower. The suite is completed by a low level WC. Chrome heated ladder towel rail. Ceramic tiled walls. High level UPVC obscure double glazed opening window. Access to loft.



OUTSIDE

To the front of the property there is an open plan lawned garden with well stocked flower and shrub borders and wide block paved driveway bordered by further lawn and shrubs and providing excellent off road parking, leading to the the attached brick double garage. Timber gate gives access to the rear garden.

To the immediate rear there is a delightful enclosed private garden again laid to lawn with stone flagged sun terrace and having well stocked flower and shrub borders. Note: The garden backs onto the mature woodland bordering part of FAIRHAVEN GOLF CLUB. External lights and garden tap.



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DOUBLE GARAGE

5.44m x 5.05m (17'10" x 16'7")

Attached brick constructed DOUBLE garage with an electrically operated up & over door and personal door leading into the conservatory. UPVC obscure double glazed window gives some natural light. Wall mounted gas and electric meters. Power, light and water supplies connected. Note: The garage roof was refitted in August 2010 with a 25 year guarantee (vendor to confirm)

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Main Eco Elite combi boiler serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

As previously described the windows have been DOUBLE GLAZED with UPVC frames

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 E

LOCATION

This spacious detached three bedroomed family house is situated at the quiet cul de sac end of Hall Park Drive on this popular award winning development known as West Park constructed by Bovis Homes in the early 1970s of which the estate won an award for the spacious well planned design of only 6 properties to the acre. This particular property backs onto the mature woodland of FAIRHAVEN GOLF CLUB and this is a small pedestrian pathway linking West Park with Lytham Hall Park giving an easy pedestrian walk into Lytham. Local shops are found on Woodlands Road in Ansdell and there are convenient transport services near by. Internal viewing recommended. No onward chain

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

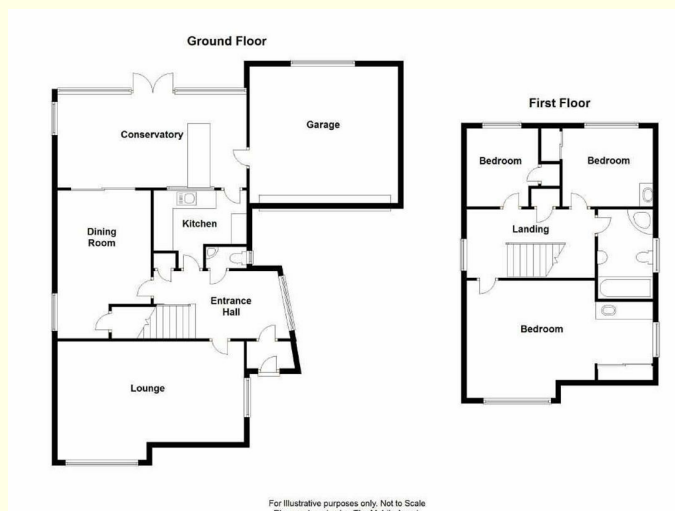
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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.

PROPERTY MISDESCRIPTION ACT

John Ardern & 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 October 2020



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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