



ESTATE AGENTS • VALUER • AUCTIONEERS



## 9 Holcroft Place, Lytham

- Detached True Bungalow
- L shaped Lounge
- Extended Kitchen
- Conservatory
- Three/Four Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Stunning Garden
- Garage & Off Road Parking
- Gas CH & Double Glazing
- Viewing Recommended

**Offers In The Region Of £299,500**

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



[www.johnardern.com](http://www.johnardern.com)





## 9 Holcroft Place, Lytham

### ENTRANCE HALL

Approached through a modern composite outer door with upper double glazed obscure panels giving natural light to the hall. Corniced ceiling. Single panel radiator with thermostatic valve control. Loft access.

### LOUNGE WITH DINING AREA

**6.30m x 4.88m (20'8 x 16'0)**

Tastefully appointed 'L' shaped reception room with uPVC double glazed window with two side opening lights overlooking the front elevation. The focal point of the room is a gas fired coal effect living flame fire with polished wood surround and marble hearth. Single panel radiator with thermostatic valve control. Television aerial and telephone points. Corniced ceiling. To the DINING AREA there is a uPVC double glazed sliding door giving additional access to the conservatory. Single panel radiator with thermostatic valve control. Door gives access to the extended kitchen.



### DINING AREA VIEW



### CONSERVATORY

**2.69m x 2.34m (8'10 x 7'8)**

uPVC double glazed conservatory with upper leaded lights having security locks. Approached from both the kitchen and dining room. Pitched glazed ceiling. uPVC double glazed door gives rear garden access.



### DINING KITCHEN

**4.98m x 2.74m (16'4 x 9'0)**

Excellent range of eye and low level fixture cupboards and drawers with turned laminate working surfaces incorporating a one & a half bowl single drainer stainless steel sink unit with centre mixer tap. Freestanding Indesit electric oven and grill and four ring ceramic hob. Arison stainless steel illuminated extractor canopy over. Space for larder fridge. Plumbing for automatic washing machine and dishwasher. Part ceramic tiled walls. Wood laminate floor. Two single panel radiators. uPVC double glazed window with opening light having security locks looks through the conservatory to the garden beyond. Side obscure door gives access into the conservatory. Further door gives integral garage access.





## 9 Holcroft Place, Lytham

### BEDROOM SUITE FOUR/OFFICE

3.35m x 2.49m (11'0 x 8'2)

Extended bedroom suite approached from a door from the kitchen. uPVC double glazed window with two side opening lights overlooks the side elevation. Single panel radiator. Television and telephone points. Integrated clothes hanging rails. Door gives access to:



### EN SUITE SHOWER ROOM/WC

1.63m x 1.60m (5'4 x 5'3)

Three piece coloured suite comprises: step in shower compartment with a MX Satin Inspiration electric shower. Pedestal wash hand basin. The suite is completed by a low level WC. Single panel radiator. Panelled ceiling with downlight. uPVC double glazed obscure window with upper opening light.



### BEDROOM ONE

3.33m plus wardrobes x 3.33m (10'11 plus wardrobes x 10'11)

Superbly appointed and spacious double bedroom with uPVC double glazed window with two side opening lights

overlooks the rear elevation. Corniced ceiling. Single panel radiator. Television aerial point. Range of freestanding wardrobes with centre mirror fronted doors.



### BEDROOM TWO

3.05m x 2.69m (10'0 x 8'10)

Second well appointed double bedroom with uPVC double glazed window with side opening light overlooks the front elevation. Single panel radiator. Corniced ceiling.



### BEDROOM THREE

3.38m x 2.13m (11'1 x 7'0)

Third deceptive bedroom with uPVC double glazed window with opening light overlooks the rear elevation. Single panel radiator. Corniced ceiling.





## 9 Holcroft Place, Lytham



### BATHROOM/WC

2.51m x 1.70m (8'3 x 5'7)

Three piece modern white suite comprises: panelled bath with centre mixer taps and hand shower attachment. Pivoting glass splash back screen. Pedestal wash hand basin with centre mixer taps. The suite is completed by a low level WC. Ceramic tiled walls and floor. Four halogen downlights. Two uPVC obscure double glazed windows with upper opening lights and fitted blinds.



### CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a wall mounted Potterton Performer boiler in the garage serving panel radiators and domestic hot water.

### DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units (3 yrs).

### OUTSIDE

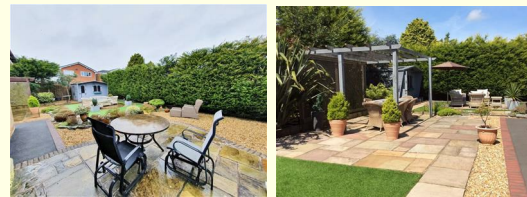
To the front of the bungalow the garden has been landscaped for ease of maintenance with stone chipped

border supporting mature shrubs and plants. Asphalt driveway gives off road parking for a number of vehicles and leads to the integral garage.

To the immediate rear the garden must be inspected to be fully appreciated and the current vendors should be congratulated on the superb design. Crazy paved patio directly adjoining the rear of the bungalow accessed from the conservatory. Laid with artificial grass for ease of maintenance with stone chipped areas together with mature shrub and flower borders together with an excellent range of conifer borders. Timber summer house. Two further stone flagged sun terraces one with feature pergola.



### OUTSIDE



### INTEGRATED GARAGE

4.83m plus reveal x 2.57m (15'10 plus reveal x 8'5)

Approached through an up & over door together with rear personal door to the kitchen. Gas and Electric meters together with circuit breaker fuse box. Water and power supply.

### 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 £10. Council Tax Band E. (To be advised).



## 9 Holcroft Place, Lytham

### LOCATION

This detached true bungalow stands in a large corner plot with a STUNNING REAR GARDEN that must be viewed to be fully appreciated together with extended dining kitchen and fourth bedroom with ensuite shower room. The property is set in the corner of a small close being within yards to HALL PARK PRIMARY SCHOOL and being within just a few minutes from the centre of Lytham with its comprehensive shopping facilities and town centre amenities. There are transport services running adjacent to both Lytham and St Annes principal centres.

An internal and external viewing is strongly recommended following lock down restrictions, to fully appreciate the large rear garden and extra living space this bungalow has to offer.

### 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](http://www.guildproperty.co.uk).

### 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com),  
Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

### VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

### 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 January 2021



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		75	
(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			
(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			
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