



ESTATE AGENTS • VALUER • AUCTIONEERS



12 Harrow Place, Lytham

- Extended Detached True Bungalow
- Central Hallway & Lounge Leading Off
- Superb Open Plan Living/Dining Kitchen
- Utility Room
- Three Bedrooms
- En Suite Wet Room/WC & Modern Shower Room/WC
- South Facing Rear Garden
- Garage & Good Off Road Parking
- Gas Central Heating & Double Glazing
- Freehold, Council Tax Band F & EPC Rating D

£595,000

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



www.johnardern.com

12 Harrow Place, Lytham

ENTRANCE HALLWAY

16'6 x 13'3 max



(max L shaped measurements) Very nicely appointed L shaped central hallway approached through a composite outer door with inset frosted double glazed panels. Side UPVC obscure double glazed window gives further natural light. Attractive grey wood effect Karndean flooring. Double panel radiator. Corniced ceiling. Side cloaks store cupboard with hanging rails and storage above. Further built in storage cupboard with pine shelving for linen storage. Boiler cupboard houses a wall mounted Baxi combi gas central heating boiler. Wall mounted room thermostat. Modern white panelled doors lead off.

LOUNGE

17' x 10'10



Tastefully appointed reception room approached from the hallway through a modern part glazed door. Large UPVC double glazed picture window overlooks the front garden with

two top opening lights. Fitted vertical blinds. Focal point of the room is a fireplace with a wooden display surround, raised marble effect hearth and inset supporting a gas coal effect living flame fire. Two double panel radiators. Corniced ceiling. Television aerial point.

OPEN PLAN LIVING/DINING KITCHEN



Superb open plan family living/dining kitchen comprising:

KITCHEN

16'10 x 12'



To the kitchen area is an extensive range of modern fixture eye and low level cupboards and drawers incorporating a glazed display unit. One and a half bowl stainless steel single drainer sink unit with centre mixer tap. Set in wood block working surfaces with ceramic splash back tiling. Built in appliances comprise: AEG four ring electric ceramic hob. AEG double oven and grill. Adjoining Lamona combination microwave oven. Lamona fridge/freezer with matching cupboard front. Very useful adjoining pull out larder cupboard.

Lamona integrated dishwasher. Matching Karndean flooring throughout. Corniced ceiling with a number of inset halogen downlights. Contemporary wall mounted radiator. Internal door leads to the attached garage. Square arch to the dining/sitting area. Rear porch leading off and door to the Utility Room.

REAR PORCH

Useful rear porch area with further matching wall mounted cupboard. Karndean flooring. UPVC double glazed outer door gives direct access to the rear garden. Two adjoining full length double glazed windows with a top opening light and security lock.

DINING/SITTING AREA

21'10 x 11'5



Spacious open plan reception room with a UPVC double glazed French door door giving direct rear garden access, Full length double glazed panels to either side. Additional UPVC double glazed sliding patio doors enjoy views over the garden again with full length panels to either side. Matching Karndean flooring. Corniced ceiling. Television aerial point. Contemporary radiator.



UTILITY ROOM

8'5 x 8'1



UPVC obscure double glazed window to the rear elevation with a top opening light. Adjoining UPVC outer door with an inset matching obscure double glazed panel giving rear garden access. Stainless steel single drainer sink unit with a centre mixer tap. Set in work surfaces with a low level cupboard and drawers. Plumbing for a washing machine and space for a tumble dryer. Space for an additional fridge/freezer if required. Single panel radiator. Internal door to the GARAGE.

12 Harrow Place, Lytham



BEDROOM SUITE ONE

14' x 10'



Nicely appointed principal double bedroom. Double glazed window with centre opening light overlooks the front garden. Fitted window blinds. Double panel radiator. Range of fitted wardrobes with sliding outer doors. Corniced ceiling. Panelled door leads to:

EN SUITE WET ROOM/WC

11'4 x 3'4



Modern en suite extension. UPVC double glazed outer window with obscure glass. Top opening light with security lock. Rak Ceramic white low level WC. Rak Ceramic wash hand basin with a demisting illuminated wall mirror above. Ceramic tiled shower area with overhead shower and separate hand held shower. Modern chrome heated towel rail. Ceramic tiled walls and floor. Ceiling extractor fan and three inset spot lights.

BEDROOM TWO

12'8 plus wardrobes x 9'



Second double bedroom. Double glazed window with side opening light overlooks the enclosed rear garden. Double panel radiator. Fitted wardrobe with sliding outer doors. Corniced ceiling

BEDROOM THREE

11' x 6'4



Larger than average third bedroom. Double glazed window with side opening light overlooks the front garden. Fitted window blinds. Double panel radiator. Telephone point. Built in storage cupboard with further storage above. Corniced ceiling

SHOWER ROOM/WC

8'4 x 7'3



Spacious principal shower room comprises a modern white three piece suite. Vanity wash hand basin with cupboards below. Illuminated mirror fronted bathroom cabinet above and wall mounted shaving socket. Step in tiled shower enclosure with an overhead shower and separate handheld shower. Fixed glazed screens. A WC completes the suite. Ceramic tiled walls and floor. Inset ceiling spot lights and extractor fan. Contemporary chrome heated towel rail. Two UPVC obscure double glazed opening windows with security locks.

OUTSIDE



To the front of the bungalow is a very attractive garden landscaped for ease of maintenance with a good quality artificial lawn, with a central Indian stone flagged pathway which leads to the covered front entrance with external light. Matching paved driveway provides off road parking and leads directly to the garage. Timber gate gives access to the rear

garden.

To the immediate rear is an enclosed garden enjoying a sunny South facing aspect. The garden has been laid to lawn with curved borders, well stocked with flowering plants and mature shrubs. Spacious flagged patio areas and pathways leading down the side of the bungalow to the garage, with dustbin storage area and external light. Two outside taps.



GARAGE

19'8 x 8'6

Good sized garage approached through an electric up and over door. Inner personal door to the Utility Room. Power and lights supplies connected. Gas and electric meters. Circuit breaker fuse box.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

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

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band F

INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

This very well appointed and extended three bedroomed

12 Harrow Place, Lytham

'Ranch' style detached true bungalow is situated in a quiet close off Greenwich Drive on this popular development known as West Park. Constructed in the early 1970's by Bovis Homes and situated within a few minutes strolling distance to the centre of Ansdell with its shopping facilities on Woodlands Road and adjoining transport services linking into Lytham. Other local points of interest include a short walk to Fairhaven Golf Club. Internal viewing essential

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.

Consumer Protection from Unfair Trading Regulation



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	81	England & Wales	EU Directive 2002/91/EC	64



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