



ESTATE AGENTS • VALUER • AUCTIONEERS



## 6 Park Avenue, Lytham

- Spacious Detached Family Home
- Reception Hall
- Four Reception Rooms
- Modern Fitted Dining-Kitchen
- Five Bedrooms & Study
- Two Bathrooms
- Gardens Front and South Facing Rear Garden
- Long Driveway & Double Tandem Garage
- Gas Central Heating & Double glazing
- Freehold, Council Tax Band G, EPC Rating F

**£825,000**

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



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





## 6 Park Avenue, Lytham

### GROUND FLOOR

#### VESTIBULE ENTRANCE

**3.68m x 1.04m (12'1 x 3'5)**

Approached through double opening original doors with upper obscure leaded windows and matching side panels and adjoining opening windows opens to:

#### RECEPTION HALL

**4.01m x 3.81m (13'2 x 12'6)**

Spacious extremely well appointed reception hallway with exposed polished wood floor. Turned staircase with original spindled balustrade. Leaded obscure double glazed window gives further light to the hall and stairs. Coved ceiling. Double panel radiator. Wired for wall lights. The hall continues (7' x 6'2) with matching exposed wood floor. Off the inner hall there is a cupboard containing the wall mounted Worcester gas central heating boiler (Fitted November 2022). Wood strip doors to all rooms.



#### CLOAKS/WC

**2.16m x 1.91m (7'1 x 6'3)**

('L' shape measurements) Two piece white suite comprises: Pedestal wash hand basin with splash back tiling. Low level WC. Double panel radiator. Two leaded obscure double glazed windows. Inner door opens to the under stair half cellar with tiled floor and contains the gas and electric meters. Modern circuit breaker fuse box.



### FRONT RECEPTION ROOM

**6.17m into bay x 4.34m (20'3 into bay x 14'3)**

Very well planned principal reception room with walk in bay window with original leaded sash windows having views of the front garden. Exposed wood polished floor. The focal point of the room is a stone fireplace with open fire grate and matching stone hearth and over mantle. Coved ceiling. Wired for wall lights. Double panel radiator. Side double glazed window with inset leaded lights. Central leaded obscure folding doors give additional access to the rear lounge.



### PRINCIPAL RECEPTION ROOM

**4.93m x 4.37m (16'2 x 14'4)**

Very well proportioned and appointed second reception room. Matching exposed polished wood floor. Feature stone fireplace with inset wood burning cast iron stove standing on a raised stone hearth. Feature decorative arch above. Replacement leaded obscure double glazed side window. Double panel radiator. Coved ceiling. Wired for wall lights. Central double opening doors and side windows overlook and give access to the sun lounge.



## 6 Park Avenue, Lytham



### SUN LOUNGE

3.53m x 1.83m (11'7 x 6')

With ceramic tiled floor. Double glazed windows and central double opening doors which overlook and give access onto the raised stone terrace with the family lawned south facing garden beyond. Pitched insulated ceiling.



### FAMILY DINING-KITCHEN

9.60m max x 3.43m (31'5" max x 11'3")

Stunning extremely well fitted and spacious family dining kitchen. Excellent range of eye and low level fixture cupboards and drawers. RWK working surfaces with discreet downlighting. Matching peninsula unit breakfast bar with canopy halogen downlights above. Built in appliances comprise: Bosch automatic fan assisted electric double oven. Combination microwave oven above. Five ring gas hob set in a stainless steel surround with illuminated extractor canopy above. Integrated Siemens dishwasher. Siemens built in larger fridge with upper freezer compartment. Side adjoining pantry cupboard. Separate built in Siemens freezer. Inset one & a half bowl single drainer sink unit with mixer taps. Built in padded window seat with lower kick space heater. Double panel radiator. Original chimney breast with lower useful store cupboard with double doors. Double glazed windows overlook the side and rear gardens. Split level dining area with double radiator and obscure side door. Double opening doors overlook and give access onto the terrace and gardens beyond. Karndean floor covering. Double doors lead into the FAMILY DAY ROOM.







## 6 Park Avenue, Lytham



### DINING AREA



### UTILITY ROOM

**1.96m x 1.85m (6'5 x 6'1)**

With range of wall and floor mounted cupboards. Inset single drainer stainless steel sink unit. Ariston water heater for the sink. RWK working surfaces. Plumbing facilities for automatic washing machine. Broom store cupboard. High level double glazed opening window. Panel radiator. Access into a small loft. Matching Karndean floor.



### FAMILY DAY ROOM

**6.10m x 3.56m (20' x 11'8)**

With Karndean floor. Double opening, double glazed doors and side windows lead onto the garden. This room has been used for a variety of uses over the years, as a children's play and family second snug. Panelled ceiling with down lights. Double panel radiator. Side deep double glazed window gives further light.



### FIRST FLOOR

Approached from the previously described wide turned staircase with matching leaded double glazed window on the 3/4 stair giving light to the stairs and upper landing.



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### LANDING

**2.95m x 2.03m (9'8 x 6'8)**

With double panel radiator. Coved ceiling. Wood strip doors give access to all first floor rooms. Side recess and linen store cupboard above. A door opposite gives access to the second floor.



### BEDROOM SUITE TWO

**4.11m x 3.56m (13'6 x 11'8)**

Delightful second double bedroom with EN SUITE. Double glazed windows overlook the South facing rear garden. Double panel radiator. Range of fixture wardrobes with drawer units beneath. Corniced ceiling.



### BEDROOM ONE

**5.31m into bay x 4.42m (17'5 into bay x 14'6)**

Delightful principal double bedroom with a feature walk in original bay with sash windows and leaded lights overlooks the front elevation. Two double panel radiators. Polished wood strip floor. Coved ceiling. NOTE: It would be possible, as the principal bathroom is next door to create an En Suite bathroom with the bedroom.



### EN SUITE SHOWER ROOM/WC

**2.36m into shower x 0.81m (7'9 into shower x 2'8)**

Ceramic wall and floor. Three piece modern white suite comprises: tiled shower compartment with a Mira electric shower with folding outer door. Vanity wash hand basin with cupboard beneath and off set mixer tap and mirror fronted cabinet over. The suite is completed by a low level WC. Chrome heated ladder towel rail. Obscure leaded replacement double glazed window. Ceiling downlights and wall mounted extractor fan.



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### BEDROOM THREE

4.47m x 3.78m (14'8 x 12'5)

('L' shape measurements) Third good sized double bedroom with uPVC double glazed window overlooks the rear garden. Double panel radiator. Two fixture wardrobes to both sides of the chimney breast. Coved ceiling.



### BEDROOM FOUR

3.84m x 3.76m (12'7 x 12'4)

Fourth attractive double bedroom with original sash windows with centre opening light. Double panel radiator. Coved ceiling.



### FAMILY BATHROOM/WC

3.12m x 2.79m (10'3 x 9'2)

Large family four piece suite comprises: Panelled bath with chrome mixer tap and hand shower. Double vanity unit with twin bowl wash hand basins with marble topped surfaces and matching twin mixer taps with splash back tiling. Canopied mirror above with halogen downlights. Semi concealed low level WC. Step in tiled shower compartment with plumbed shower and pivoting outer door. Part tiled walls and canopied downlights. Extractor fan. Wall heated ladder towel rail, Further ceiling downlights. Obscure double glazed replacement window with top opening light.



### SECOND FLOOR

Leading to the second floor 'Teenagers Suite'. Approached from the wide carpeted turned staircase with replacement leaded double glazed lower window giving further light. Giving access to:





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### BEDROOM FIVE

4.19m x 3.05m (13'9 x 10')

With part pitched ceiling. High level replacement double glazed window with top opening light. Double panel radiator. Access into the side roof void. Cupboard contains an insulated hot water cylinder with cold feed tank above.



### STUDY

3.15m x 1.88m (10'4 x 6'2)

With pitched ceiling with Velux pivoting double glazed roof light and desk cupboards beneath. Double panel radiator. Wood laminate floor.



### CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a wall mounted Worcester boiler (fitted November 2022) in the cupboard off the hall serving panel radiators and domestic hot water.

### DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

### OUTSIDE

To the front of the property there is a mature easily managed lawned garden with wide flower beds supporting mature shrubs. Wrought iron double gates lead down the side of the property offering excellent off road car parking for 4+ cars.

To the immediate rear there is a spacious south facing FAMILY GARDEN laid principally to lawn with raised stone flagged sun terrace adjoining the rear of the property. To the side and rear there are well stocked shrub and flower borders and rear raised rockery with mature side tree (TPO). Adjoining the garden and garage there is a paved secluded patio. Outside garden lighting.





## 6 Park Avenue, Lytham



### **GARAGE**

Brick constructed tandem double garage approached through an up & over door, Side personal door gives garden access. Power, light and water supply. Rear glazed window with upper opening light.

### **LOCATION**

This spacious extremely well appointed detached family home is situated in this very desirable residential location in a conservation area known as 'The Avenues' running parallel to Clifton Drive and Cambridge Road. This particular property enjoys a South Facing rear garden. The property enjoys a most convenient position within 15/20 minutes walk from the centre of Lytham and being close to Ansdell's shopping facilities, local primary and senior schools. Only minutes from Lytham Green and Grannys Bay with Fairhaven Lake. Viewing strongly recommended.

### **TENURE FREEHOLD/COUNCIL TAX**

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

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

### **Digital Markets, Competition & Consumers Act 2024**

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 August 2026





## 6 Park Avenue, Lytham

6, Park Avenue, Lytham St Annes, FY8 5QU



Total Area: 267.0 m<sup>2</sup> ... 2874 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 6 Park Avenue, Lytham



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 33                      | 73        |
| 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 |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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