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## 30 Park View Road, Lytham

- Semi Detached Period Family House
- Close Walking Distance to Lytham Town Centre & Lytham Green
- Overlooking Park View Playing Fields
- Two Reception Rooms
- Dining Kitchen, Utility & Cloaks/WC
- Four Double Bedrooms
- En Suite Bathroom/WC & Shower Room/WC
- Garden to the Front & Rear
- Rear Garage and Driveway for Off Road Parking
- Leasehold, Council Tax Band E & EPC Rating D

**£598,950**

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



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





## 30 Park View Road, Lytham

### GROUND FLOOR

Steps leading up to the side entrance with an external wall mounted coach light and wall mounted post box.

### SIDE ENTRANCE VESTIBULE

5'10 x 4'9

Approached through a hardwood outer door with glazed panel above providing natural light. Original feature stained glass leaded window to the front elevation. Period ceramic tiled floor. Overhead spot lights. Inner original hardwood door with a further decorative stained glass leaded panel leads to the Hall. Matching stained glass panels to either side of the door and plain glazed panel above.

### HALLWAY

19'5 x 13'5 max



Spacious entrance Hall. Turned staircase leads to the first floor with a spindled balustrade. Useful understair cloaks/store cupboard with a wall light and housing the electric meter and circuit breaker fuse box. Single panel radiator. Corniced ceiling with inset spot lights. Dado rails. Full fibre internet. Yale security for the front, rear and garage doors. EUFY doorbell and camera. Wood panelled doors leading off. (maximum L shaped measurements)

### LOUNGE

15'5 into bay x 14'5



Spacious principal reception room. Double glazed walk in bay window overlooks the front garden with two top opening lights and fitted Roman window blinds. Corniced ceiling and picture rails have been retained. Double panel radiator. Two wall lights. Television aerial point. Focal point of the room is a feature fireplace with a raised tiled hearth and recessed brick inset supporting a cast iron wood burning stove. Newly fitted carpet.

### DINING/SITTING ROOM

14' x 13'7 into bay



Second spacious reception room with a UPVC double glazed walk in square bay window to the side elevation. Two top opening lights. Double panel radiator. Corniced ceiling and picture rails. Television aerial point. Display shelving to the chimney recess. Again the focal point is a fireplace with an ornate wood display surround, with a raised marble hearth and inset supporting a gas coal effect living flame fire. Newly fitted carpet.

### LIVING/DINING KITCHEN

28' x 12'5

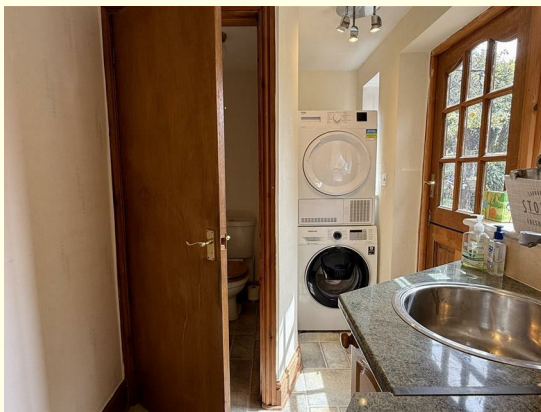


Very spacious family Kitchen approached through a decorative part stained glass door from the Hallway. Two UPVC double glazed windows to the side elevation, both with lower opening lights. Two additional hardwood double glazed windows also to the side with top opening lights and providing further excellent natural light. Range of eye and low level cupboards and drawers. Stainless steel single drainer twin sink unit with a centre mixer tap. Set in heat resistant marble effect work surfaces with matching splash back. Peninsular breakfast bar. Kitchen appliances comprise: Rangemaster cooking range with five gas ring burners, and a double electric oven and grill below. Matching oven hood and lighting above. CDA integrated microwave. Slimline wine fridge. Siemens integrated dishwasher with a matching cupboard front. Samsung freestanding American style fridge/freezer with ice and water dispenser. Corner double opening doors reveal a very useful pantry cupboard with shelving and wine rack. Single panel radiator. Inset ceiling spot lights. Double glazed double opening French doors overlook and give direct access to the rear garden. Fitted vertical blinds. Door leading to the Utility & WC.



#### UTILITY ROOM

17' approx x 4' approx



Separate Utility area. Hardwood stable door with inset glazed panels leads to the rear garden. Adjoining hardwood double glazed windows with top opening lights. Useful shelving. Electric panel radiator. Circular stainless steel sink unit with a centre mixer tap set in a laminate working surface with cupboards below. Plumbing for a washing machine and space above for a tumble dryer. Door leads to the WC.

#### WC

4'6" x 2'7"

Low level WC. Overhead light.

#### FIRST FLOOR LANDING

19'4" x 6'



Spacious split level landing approached from the previously described staircase with a spindled balustrade. Stained glass roof light provides natural light to the Landing and stairs. Corniced ceiling with inset spot lights. Single panel radiator. Dado rails. Stripped pine panelled doors leading off.

#### BEDROOM SUITE ONE

14'5" x 12'5"



Spacious principal double bedroom. Two double glazed windows enjoy an outlook to the front aspect with views of Park View Playing Fields. Both with lower opening lights. Single panel radiator. Corniced ceiling with inset spot lights. Dado rails. Door to the En Suite.





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## EN SUITE BATHROOM/WC

11'9 x 6'9



Spacious en suite Bathroom comprising a five piece white suite. Hardwood obscure double glazed windows to both the front and side elevations, both with top opening lights. Fitted roller blinds. Wood panelled bath with a centre mixer tap. Corner step in shower cubicle with a pivoting glazed doors and a plumbed shower. Pedestal wash hand basin with a centre mixer tap. Low level WC and adjoining Bidet completing the suite. Part tiled and part wood panelled walls. Wood panelled ceiling with inset ceiling spot lights. Single panel radiator. Display shelving.

## BEDROOM TWO

12'1 x 11'7



Second double bedroom. UPVC double glazed window to the side elevation with a top opening light and fitted roller blind. Wood effect laminate flooring. Double panel radiator. Picture and dado rails. Inset ceiling spot lights and an overhead light. Feature cast iron period fire surround has been retained.

## REAR LANDING

19'2 x 2'10

Three inset ceiling spot lights. Dado rails. Matching pine panelled doors leading off.

## BEDROOM THREE

12'5 x 9'1



Third good sized double bedroom. UPVC double glazed window overlooks the side elevation with a lower opening light and fitted roller blind. Additional hardwood double glazed opening window to the rear elevation with a fitted blind. Corniced ceiling. Single panel radiator. Access to loft space.

## BEDROOM FOUR

10'8 x 9'1



Fourth larger than average bedroom. UPVC double glazed window to the side aspect with a lower opening light. Fitted roller blinds. Single panel radiator. Dado and picture rails. Feature cast iron fire surround. Built in original double cupboard.

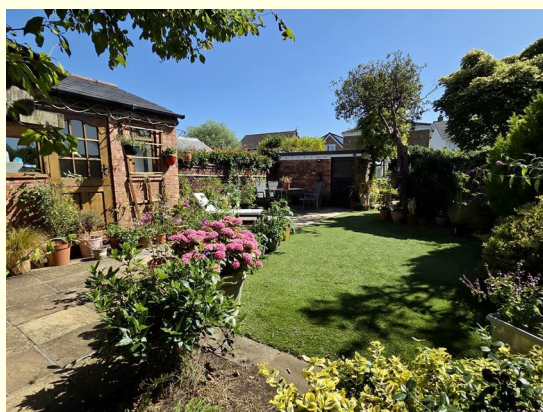
## SHOWER ROOM/WC

9'10 x 5'9



UPVC obscure double glazed window to the side elevation with a top opening light. Three piece white suite comprises: Wide step in shower cubicle with glazed sliding doors and a plumbed shower. Pedestal wash hand basin with a centre mixer tap. Low level WC completes the suite. Part tiled walls and part wood panelled walls. Laminate wood effect flooring. Chrome heated ladder towel rail. Built in cupboard houses a wall mounted Baxi combi gas central heating boiler (installed 2021 with full service history available).

## OUTSIDE



To the front of the property is a low walled garden laid for ease of maintenance in mind with stone chippings and side flower and shrub borders with inset trees. A stone flagged driveway leads down the side of the house and provides good off road parking for two cars.

To the immediate rear is a superb enclosed family walled garden. Large stone flagged patio area to the side of the house with a timber gate leading to the front of the property, providing a useful bin store area. Mature conifer hedging to the side, external gas meter and garden tap. External lighting and all weather power point. Timber garden shed and adjoining covered wood store. To the rear of the garden is an artificial lawned area with additional stone flagged patio areas and pathways. Side very well stocked flower and shrub borders, with inset trees, conifers and bamboo. Further rear patio area enjoying a private aspect with additional external lighting.



## GARAGE

18'5 x 11'6

Approached from the rear service road through an up and over door (may need some remedial work). Rear personal door leading to the rear garden. Power and light connected with local consumer unit and circuit breaker. Side hardwood glazed window provides some natural borrowed light.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler (installed 2021) in the Shower Room/WC serving panel radiators and giving instantaneous domestic hot water. Full service history is available.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with a mixture of UPVC and hardwood frames.

## 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 £7.32. Council Tax Band E

## INTERNET CONNECTION

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

## LOCATION

This spacious semi detached period family house enjoys a highly sought after location within just a few minutes strolling distance into the centre of Lytham with its comprehensive shopping facilities, bars, cafes and restaurants. Lytham C of E is yards away and St Peters Primary School is within walking distance together with St Bedes Senior School. Park View playing fields, Green Drive woodland walk, Green Drive Golf Course and Lytham Hall are also within a pleasant stroll. An internal viewing is essential to appreciate the accommodation and potential this property has to offer. This particular property also has off road parking to the front for two cars, good sized walled garden to the rear and a Garage.

## 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).

## Consumer Protection from Unfair Trading Regulation

John Ardern & Company for themselves and their clients declare that they have

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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 July 2025



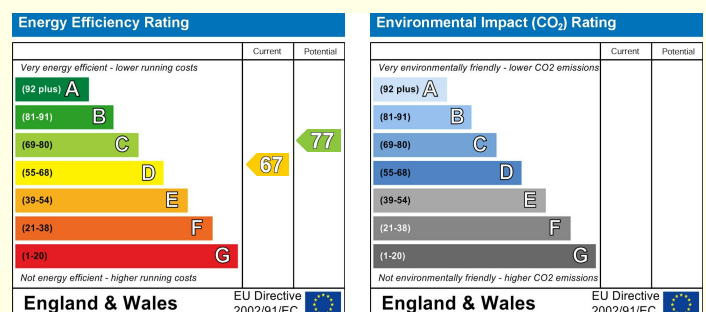
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