



ESTATE AGENTS • VALUER • AUCTIONEERS



## 7 Harrow Place, Lytham

- Spacious Detached Family House
- Quiet Cul de Sac Location on the Popular West Park Development
- Lounge, Study, Dining Room & Cloaks/WC
- Breakfast Kitchen

- **Three Bedrooms**
- **Family Bathroom/WC**
- **Private Rear Garden, Double Garage & Off Road Parking**
- **Viewing Recommended**
- **No Onward Chain**
- **Freehold, Council Tax Band F & EPC Rating D**

**£465,000**

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



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



## 7 Harrow Place, Lytham

### GROUND FLOOR

Side covered entrance with a wall mounted external coach light.

### HALLWAY

8'6 x 6'1



Central Hall approached through a UPVC outer door with inset obscure double glazed panels. Matching obscure double glazed window to the side provides excellent natural light to the Hall and Stairs. Double panel radiator. Telephone point. Staircase leading to the first floor with a side hand rail. Feature parquet wood flooring. Wall mounted room thermostat. Glazed panel and white panelled doors leading off.

### CLOAKS/WC

4'4 x 2'9



### LOUNGE

17'8 x 13'



Spacious principal reception approached through a glazed panel door from the Hallway. UPVC double glazed sliding patio doors overlooking and giving direct access to the private rear garden. Additional UPVC double glazed window to the side aspect with a side opening light and vertical window blinds. Corniced ceiling and two overhead lights. Wall light. Double panel radiator. Television aerial point. Focal point of the room is a wall mounted gas coal effect living flame fire.





UPVC obscure double glazed opening window to the side elevation. Two piece white suite comprises: Low level WC. Wash hand basin with splash back tiling and an offset mixer tap. Ceramic tiled floor. Overhead light.

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

## STUDY/FAMILY SNUG

13'7 into reveal x 7'9



UPVC double glazed window overlooking the front garden. Side opening light and fitted vertical blinds. Corniced ceiling. Double panel radiator. Wall mounted Potterton gas central heating boiler. This room lends itself to a variety of uses to suite including a ground floor 4th/guest bedroom if required.

## DINING ROOM

16'7 max x 9'5



## BREAKFAST KITCHEN

15'9 x 7'10



Family Kitchen with a UPVC double glazed window overlooking the front garden. Side opening light, tiled sill and fitted vertical blinds. Good range of eye and low level cupboards and drawers. Incorporating a corner shelving display unit. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in working surfaces with splash back tiling and concealed downlighting. Matching breakfast bar with display shelf above. Built in appliances comprises: Bosch four ring electric hob. Illuminated extractor above. Neff electric double oven and grill. Bosch dishwasher. Integrated fridge/freezer and Beko washing machine with matching cupboard fronts. Additional UPVC double glazed window to the rear elevation with fitted roller blind. Adjoining UPVC obscure double glazed door giving rear garden access.



Spacious reception room, again leading off the Hall through a glazed panel door. Feature full length double glazed picture window enjoying an outlook to the front of the property. Side opening light. Double panel radiator. Corniced ceiling with two overhead lights. Useful understair cloaks/store cupboard. Folding white panelled door leading to the Kitchen.



[www.johnarden.co.uk](http://www.johnarden.co.uk)

# 7 Harrow Place, Lytham



## FIRST FLOOR LANDING

11'6 x 6'

Approached from the previously described staircase with a ranch style balustrade. UPVC double glazed window to the side aspect, again providing excellent natural light. Fitted vertical window blinds. Single panel radiator. Corniced ceiling and an overhead light. Built in airing cupboard houses a lagged hot water cylinder with pine shelving for linen storage. White panelled doors leading off.

## BEDROOM ONE

17'8 x 12'5 max



Large rear principal double bedroom. UPVC double glazed windows to both the rear and side elevations, both with side opening lights and fitted vertical window blinds. Corniced ceiling and two overhead lights. Single panel radiator. Good range of fitted bedroom furniture comprises: Bank of wardrobes. Vanity wash hand basin set in a laminate display surround with cupboards and drawers below. Knee-hole dressing table with drawers to either side.



## BEDROOM TWO

13'7 x 9' plus wardrobe



Second double bedroom with a UPVC double glazed window overlooking the front of the property. Side opening light and fitted roller blind. Corniced ceiling with an overhead light. Single panel radiator. Built in triple wardrobe.

## BEDROOM THREE

10'3 x 6'10 plus wardrobe





Third well proportioned bedroom. UPVC double glazed window to the front aspect with a side opening light. Corniced ceiling with an overhead light and wall mounted reading light. Single panel radiator. Built in double wardrobe.

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

## BATHROOM/WC

8'7 x 5'9



Spacious family bathroom comprising a three piece white suite. UPVC obscure double glazed opening window to the side elevation with a fitted roller blind. Wood panelled bath with a plumbed overbath shower. Glazed folding shower screen. Roca vanity wash hand basin with a display surround and cupboards below. Adjoining semi concealed low level WC. Corniced ceiling. Overhead light and wall light. Access to loft space. Ceramic tiled floor. Chrome heated ladder towel rail.

## OUTSIDE



laid mainly to lawn with block paved pathways. Two rear corner stone flagged patio areas. Side flower and shrub borders.



## DOUBLE GARAGE

18' x 16'7

Approached through an electric up and over door. Side hardwood personal door with an inset glass panel. Power and light connected. Wall mounted gas and electric meters. Circuit breaker fuse box.

## CENTRAL HEATING

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

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## TENURE FREEHOLD/COUNCIL TAX

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

## LOCATION



To the front of the property is an open plan lawned garden with inset flower beds and shrub border. A wide block paved driveway provides good off road parking and leads directly to the attached double Garage and the side covered entrance with external wall mounted coach light.

To the immediate rear is a good sized enclosed family garden

This deceptively spacious three bedroomed extended detached family house was constructed in the 1970s by 'Bovis Homes Ltd' and enjoys a quiet cul de sac location just off Greenwich Drive on this popular development known as 'West Park'. The property is situated very close to Ansdell's thriving shopping facilities on Woodlands Road and is walking distance to Fairhaven Golf Club and local primary and senior schools. Viewing strongly recommended to appreciate the accommodation this property has to offer together with its private rear garden. No onward chain.

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

## 7 Harrow Place, Lytham

### 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)

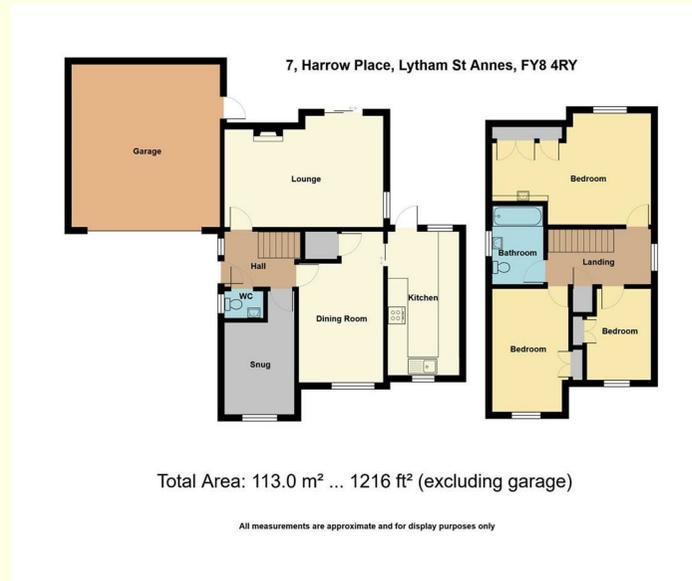
### THE GUILD

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

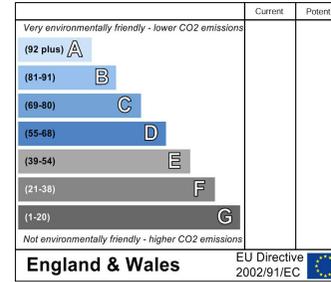
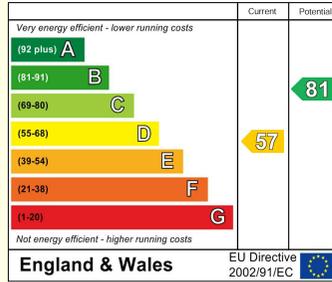
John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All

purchasers are recommended to carry out their own investigations before contract. Details Prepared March 2026



**JOHN ARDERN**  
 "The Family Estate Agent"  
 www.johnardern.com  
 Lytham St. Annes 01253 79 55 55

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



John Ardern & Company fort hemselves 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.