



ESTATE AGENTS • VALUER • AUCTIONEERS



## 3 Highgate Place, Lytham

- Detached True Bungalow
- In Need of Full Modernisation Throughout
- Lounge & Dining Room
- Original Kitchen
- Three Bedrooms
- Original Bathroom/WC & 2nd Separate WC
- Large Garden to the Rear
- Tandem Garage & Off Road Parking, No Onward Chain
- Subject to a Historical Insurance Claim Due to Subsidence, Cash Buyers Recommended
- Freehold, Council Tax Band F & EPC Rating D

**Offers Over £300,000**

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



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



## 3 Highgate Place, Lytham

### HALLWAY

5.69m x 4.14m max (18'8 x 13'7 max)

(max L shaped measurements) Approached through a UPVC outer door with inset obscure double glazed panels. Single panel radiator. Double doors reveal a built in cloaks/store cupboard. Original airing cupboard remains for further storage. Built in boiler cupboard houses a modern Ideal combi gas central heating boiler. Access to loft space. Note: the original parquet floor is damaged and will need replacing. Doors leading off.



### LOUNGE

5.13m x 3.28m (16'10 x 10'9)

Spacious Lounge approached through an obscure glazed door from the Hall. UPVC double glazed picture window overlooks the front garden with two side opening lights. Corniced ceiling. Double panel radiator. Television aerial point. Original wood parquet floor remains but does require some remedial work in order for it to be restored. Tiled fireplace with an open grate. Leading to the adjoining Dining Room.



### DINING ROOM

3.20m x 2.54m (10'6 x 8'4)

Sliding aluminium framed double glazed patio doors overlook and give direct access to the rear garden. Double panel radiator. Corniced ceiling. Wood flooring. Obscure glazed door to the Kitchen.



### KITCHEN

3.84m x 2.54m (12'7 x 8'4)

Central original Kitchen approached from both the Hall and Dining Room. Low level cupboards and a wall mounted glazed display unit. Stainless steel double drainer sink unit with laminate display work top. Electric cooker point. Space for a fridge and freezer. Single panel radiator. Built in pantry cupboard with original tiled walls. UPVC double glazed window overlooks the rear gardens with opening light. Adjoining UPVC outer door with an inset glazed panel giving direct rear garden access.





# 3 Highgate Place, Lytham



## BEDROOM ONE

4.32m x 2.97m (14'2 x 9'9)

Good sized double bedroom. UPVC double glazed window overlooks the front garden with side and top opening lights. Additional side double glazed window provides further excellent natural light. Single panel radiator. Corniced ceiling. Original built in double wardrobe with sliding doors.



## BEDROOM TWO

4.50m x 2.64m (14'9 x 8'8)

Second double bedroom. UPVC double glazed window overlooks the private rear garden with side and top opening lights. Single panel radiator. Corniced ceiling. Original built in double wardrobe with sliding doors.



## BEDROOM THREE

3.28m x 1.98m (10'9 x 6'6)

Third larger than average bedroom. Double glazed window to the front elevation with side and top opening lights. Single panel radiator. Corniced ceiling. Built in double wardrobe.



## BATHROOM/WC

2.24m x 1.55m (7'4 x 5'1)

Three piece original pink coloured bathroom suite. High level original obscure glazed opening window to the rear elevation. Panelled bath. Armitage pedestal wash hand basin. Fitted wall mirror above. Low level WC. Original tiled walls. Single panel radiator.



## SECOND SEPARATE WC

2.26m x 0.84m (7'5 x 2'9)

Useful 2nd WC. Original obscure glazed opening window to the rear elevation. Two piece suite comprises: Low level WC. Wash hand basin with splash back tiling. Wall mirror above.

## OUTSIDE

To the front of the bungalow is an open plan lawned garden with a central concrete pathway leading to the front entrance. Front flower and shrub borders. Adjoining driveway provides off road parking and leads directly to the Garage. Timber gate gives rear garden access.

To the immediate rear is a feature large garden ready to be landscaped. With the feature rear 'Lytham' cobbled wall boundary. The garden enjoys a private and sunny South Westerly facing aspect and has a stone flagged patio area and large rear lawn with inset mature shrubs and number of trees. Original coal store.



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## TANDEM GARAGE

9.93m x 2.57m (32'7 x 8'5)

Large attached tandem double garage approached through an up and over door. Power and light connected. Gas and electric meters. Side personal door to the rear garden.

## CENTRAL HEATING (COMBI)

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

## DOUBLE GLAZING

Where previously described the majority of windows have been DOUBLE GLAZED

## TENURE FREEHOLD/COUNCIL TAX

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

## LOCATION

This three bedroomed detached true bungalow is situated on a delightful cul de sac just off Hall Park 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. Now requiring full modernisation throughout but an internal and external viewing will confirm the potential on offer which includes a large south westerly facing garden to the rear and large tandem double garage. No onward chain.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## INTERNET & EMAIL ADDRESS

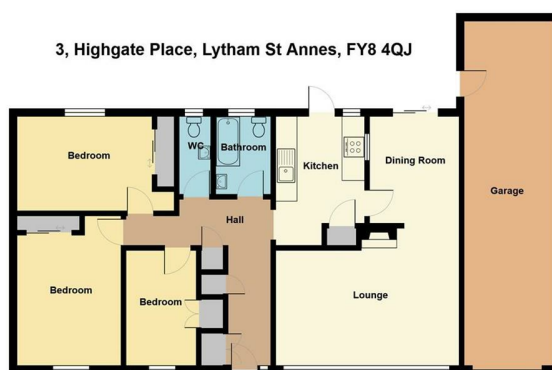
All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## THE GUILD

John Arden & 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 Arden & 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 April 2025



Total Area: 92.2 m² ... 992 ft² (excluding garage)

All measurements are approximate and for display purposes only



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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		
England & Wales	EU Directive 2002/91/EC	80

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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