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## 60 South Park, Lytham

- Deceptively Spacious Extended Detached Dormer Bungalow
- Modernised to a Very High Specification Throughout
- Stunning Open Plan Living/Dining Kitchen with Tri Sliding Patio Doors
- Separate Sitting Room/4th Bedroom
- Ground Floor 3rd Bedroom & Brand New Shower Room/WC
- Two Further 1st Floor Double Bedrooms
- Large Brand New 1st Floor Bathroom/WC
- Gardens to the Front & Rear
- Garage & Newly Block Paved Driveway
- Leasehold, Council Tax Band D & EPC Rating D

**Offers Over £469,000**

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



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



## 60 South Park, Lytham

### GROUND FLOOR SIDE ENTRANCE



With a new external wall mounted light.

### HALLWAY

15'1 x 5'6

Spacious central Hall approached through a new composite outer door with an inset obscure double glazed panel. Two full length obscure double glazed panels to either side of the door providing excellent natural light to the Hall and Stairs. Very attractive wood effect porcelain tiled floor throughout. New period style radiator. Inset LED ceiling spot lights. New staircase leads off to the first floor with a white spindled balustrade. Matching oak panelled doors leading off.

### SITTING ROOM

12'3 x 11'9



Front reception room which could also be used as a 4th bedroom if required. UPVC double glazed window overlooks the front garden with two side and two top opening lights. New double panel radiator. Corniced ceiling. Four brushed chrome double power sockets. Newly fitted carpet with a lifetime stain guarantee (new purchaser to register this with Carpets of Lytham).

### OPEN PLAN LIVING/DINING KITCHEN 23' x 20'9



A fantastic full width and extended entertaining family Kitchen with a Living/Dining area with powder coated aluminium framed 'Tri Sliding' patio doors overlooking and giving direct access to the rear garden. Two feature aluminium framed glazed lantern roof lights with climate controlled self cleaning glass and providing further excellent natural sun light to this spacious room. The Kitchen has an excellent range of bronze coloured eye and low level cupboards and drawers. Large central island unit/breakfast bar with a Quartz working surface and having twin Belfast ceramic inset sink units with a centre mixer tap. Further 'push to open' soft close units below and an integrated dishwasher with a matching cupboard front. Integrated bin cupboard. Additional matching Quartz working surfaces with a large Quartz splash back. Further integrated appliances comprise: Five ring electric ceramic hob. Illuminated extractor above. Electric oven and grill. Combination microwave oven and warming drawer below. Integrated larder fridge and adjoining large freezer, both with matching cupboard fronts. Number of LED inset ceiling spot lights. Matching wood effect tiled floor with electric underfloor heating and two wall mounted control panels for the Kitchen and Living/Dining areas.







**GROUND FLOOR BEDROOM THREE**  
11'9" x 8'7"



Useful ground floor third bedroom which could also easily be used as a home office if required. UPVC double glazed opening window to the front elevation. Corniced ceiling. Four brushed chrome double power points. New double panel radiator. Newly fitted matching carpet.

**GROUND FLOOR SHOWER ROOM/WC**  
6'5" x 5'6"



UPVC obscure double glazed window to the side elevation with two side opening lights. Brand new white three piece suite comprises: Full width shower cubicle with a fixed glazed screen, a plumbed overhead shower and an additional hand held shower attachment. Vanity wash hand basin with an offset mixer tap and cupboard below. Illuminated wall mirror above. Low level WC completes the suite. Three inset ceiling LED spot light and a wall mounted extractor fan. Heated chrome ladder towel rail. Part tiled walls. Matching wood effect tiled floor.

**FIRST FLOOR LANDING**  
10' x 5'5"



Spacious redesigned landing area approached from the previously described staircase with a matching spindled balustrade. Period style radiator. Inset ceiling LED spot lights. Matching oak panelled doors leading off.

# 60 South Park, Lytham



**BEDROOM ONE**  
12' x 12'



Well proportioned principal double bedroom. UPVC double glazed window enjoys an outlook to the rear elevation with two side opening lights. Double panel radiator. Two brushed chrome double power points. Additional double power point for a wall mounted TV. White paneled door reveals a store room, ideal as a walk in wardrobe 5'6 x 4'4 with an overhead spot light and matching new fitted carpet.



**BEDROOM TWO**  
12' x 9'1



Second double bedroom with a UPVC double glazed window to the rear aspect. Two side opening lights. Double panel radiator. Two double power points and additional power points for a wall mounted TV. White paneled door again reveals a walk in wardrobe 6'1 x 5'7 (max L shaped measurements) with an overhead spot light and matching carpet.

**BATHROOM/WC**  
11'5 x 7'9



Stunning principal bathroom comprising a new four piece white suite. UPVC obscure double glazed window set into the new dormer with two side opening lights. Deep fill bath with a centre mixer tap and tiled display surround. Wide shower cubicle with a fixed glazed screen, overhead rainfall shower and feature tiled splash back. Wall hung vanity wash hand basin with a centre mixer tap and drawers below. Illuminated wall mirror above with a de-misting function and incorporating a shaving point. Low level WC. Feature tiled walls and tiled floor. Chrome heated ladder towel rail. Six inset ceiling spot lights and extractor fan.





## OUTSIDE



To the front of the property is an easily maintained open plan garden, laid with a new front corner lawn and adjoining driveway which has just been newly block paved, providing good off road parking for three cars and leading down the side of the property to the Garage. Matching pathway leads down the other side of the bungalow with a gate leading to the rear garden. Feature illuminated wall mounted house number on the newly rendered front elevation.

To the immediate rear is a good sized garden, again with new matching blocked paved patio/pathways and new rear lawn surrounded by borders ready for planting. External wall lights.



## GARAGE

17'5 x 8'5

Attached Garage approached through an up and over door which has been re sprayed to fit with the external colour scheme. Power and light connected. Gas and electric meters. Wall mounted Main Eco Elite gas central heating boiler. New wall mounted consumer unit. Garden tap. Space for a washing machine (plumbing required) and a tumble dryer. New composite personal door leading to the rear garden.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an existing Main Eco Elite combi boiler in the Garage serving brand new radiators and giving instantaneous domestic hot water. The new open plan Dining/Kitchen has electric underfloor heating with two separate control panels.

## DOUBLE GLAZING

As previously described there are brand new A Rated UPVC double glazed windows.

The soffits and fascias have also been replaced with colour co-ordinating PVC and aluminium seamless gutters.

## ELECTRICS

We understand the property has had a full re wire with a new consumer unit in the Garage.

## CARPETS

The newly fitted carpets have a life time stain guarantee, the new owners would need to register the guarantee with Carpets of Lytham.

## 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 £10. Council Tax Band D

## LOCATION

This very impressive 'Master Dormer' bungalow has just undergone a full redesign and refurbishment programme, offering an immaculately presented detached property, with well planned and flexible accommodation to suit a purchaser's own requirements. An internal and external inspection is strongly

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recommended to appreciate the care and thought that has gone into this project which is a compliment to the present owner.

Being situated on the popular development known as 'South Park' constructed originally in the early 1970's and being within easy walking distance to the centre of Lytham with its well planned shopping facilities and town centre amenities. The highly regarded Lytham Hall Park Primary School is a 2 minute walk away. Lytham Hall and its beautiful parkland are also a pleasant stroll away. Both Fairhaven and Green Drive Golf Clubs are also close by. 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 July 2025

60, South Park, Lytham St Annes, FY8 4QH



Total Area: 127.0 m<sup>2</sup> ... 1367 ft<sup>2</sup> (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 | 75        |

| 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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