



ESTATE AGENTS • VALUER • AUCTIONEERS



6 Highgate Place, Lytham

- Very Spacious Modern Detached Family House
- Superb Cul de Sac Location on the Popular West Park Development
- Three Reception Rooms & Large Conservatory
- Dining Kitchen, Utility & Cloaks/WC
- Four Double Bedrooms
- Two En Suite Bathroom/WC & En Suite Shower Room/WC
- Good Sized Landscaped Rear Family Garden
- Excellent Off Road Parking, Large Garage & Garden Store
- Viewing Essential
- Freehold, Council Tax Band G & EPC Rating C

£785,000

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



www.johnardern.com



6 Highgate Place, Lytham

GROUND FLOOR

Covered entrance with external canopied lighting.

RECEPTION HALLWAY

17'1 x 16'5



Impressive central Hall approached through a UPVC outer door with an inset obscure stained glass and leaded panel. Matching full length obscure double glazed windows to either side of the door provide excellent natural light to the Hall and Stairs. Corniced ceiling. Feature central split staircase with spindled balustrades leads to the first floor galleried landing. Useful understair cloaks/store cupboard with an overhead light. Two double panel radiators. Two wall lights. White panelled doors leading off.

CLOAKS/WC

5'8 x 3'5



Modern two piece white suite comprises: Semi concealed low level WC with a dual flush. Vanity wash hand basin with a centre mixer tap, display surround and a double cupboard below. Wall mirror above and glass display shelf. Chrome heated ladder towel rail. Tiled walls and tiled walls with feature beach scene inset decorative tiles. Corniced ceiling with an overhead light. Wall mounted extractor fan.

LOUNGE

28'3 15'2



Superb principal 'through' reception room approached through double opening white panelled doors from the Hall. UPVC double glazed oriel bay window overlooks the front aspect with a deep display sill. two side opening lights and fitted vertical window blinds. Double panel radiator. Television aerial point. Telephone point. Corniced ceiling and two decorative roses. Focal point of the room is a modern fireplace with a display surround, matching raised hearth and inset supporting a gas coal effect living flame fire. Two wall mounted picture lights. Two matching obscure double glazed decorative windows to either side of the fireplace. Additional double panel radiator to the rear of the room. UPVC double glazed window enjoys an outlook over the rear garden with a side opening light and matching window blinds.

STUDY

13'5 x 9'6 plus reveal

UPVC double glazed oriel bay window overlooks the front elevation with a deep display sill, two side opening lights and vertical window blinds. Double panel radiator. Corniced ceiling.

DINING ROOM

13'5 x 128 max



Third reception room leading off the central Hall. Corniced ceiling with a centre rose. Double panel radiator. UPVC double glazed double opening French doors leading to the adjoining Conservatory. Matching full length double glazed windows to either side of the doors.

CONSERVATORY

19'2 x 16'8



Very well proportioned brick based Conservatory with a pitched glazed roof, with a centre light/ceiling fan and integral blinds. Two matching sets of double glazed double opening French doors give direct garden access. UPVC double glazed windows overlook the rear garden with a number of top opening lights and matching integral window blinds. Ceramic tiled floor with electric underfloor heating (note: we understand one of two sections only working). Two wall lights. Television aerial point.

DINING KITCHEN

16'9 x 11'10



Family Kitchen leading off the Hall with a UPVC double glazed picture window overlooking the landscaped rear gardens. Side opening light and window blinds. Second double glazed window overlooks the side garden, again with window blinds. Good range of eye and low level cupboards and drawers. One and a half bowl sink unit with a centre mixer tap, waste disposal and moulded draining board. Set in matching working surfaces with splash back tiling and concealed down lighting. Large Stoves cooking range with seven gas ring burners and cast iron hot plate. Double electric oven and grill below. Illuminated extractor canopy above. Integrated fridge and Blomberg dishwasher, both with matching cupboard fronts. Separate freestanding LG American style fridge/freezer with a water and ice dispenser. Ceramic tiled floor. Corniced ceiling with inset ceiling spot lights. Double panel radiator. Door leading to the Utility.



UTILITY ROOM

12'2 x 5'3



Useful separate Utility with a matching ceramic tiled floor. UPVC outer door with an inset obscure double glazed panel leads to the side garden and easy access to the Garage. Eye and low level cupboard. One and a half bowl stainless steel sink unit with a centre mixer tap set in matching work surfaces. Freestanding Samsung washing machine and Samsung tumble dryer. Useful matching full length pantry cupboard with shelving. Corner full length broom cupboard and adjoining pull out larder cupboard. Concealed wall mounted Glowworm gas central heating boiler. Inset ceiling spot lights.

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FIRST FLOOR LANDING

17'4 x 15'7



Feature galleried landing approached from the previously described split central staircase. Matching spindled balustrades. UPVC double glazed window overlooks the front aspect with two side opening lights. Fitted vertical window blinds. Corniced ceiling with a centre rose. Double panel radiators. Built in useful airing cupboard with pine shelving, double panel radiator and an overhead light. Matching white panelled doors leading off.

BEDROOM SUITE ONE

18'7 x 15'10



Spacious principal bedroom suite. UPVC double glazed window enjoys an outlook to the front elevation with views up Highgate Place. Two side opening lights and vertical blinds. Double panel radiator. Corniced ceiling. Two wall lights. Excellent range of fitted bedroom furniture comprises six double wardrobes and three single wardrobes. Knee-hole dressing table with drawers either side, corner display shelving and a wall mirror with canopied lighting. Further storage above. Door leading to the En Suite.

EN SUITE BATHROOM/WC

13'7 x 9'1



Spacious en suite comprising a five piece modern white suite. UPVC obscure double glazed window overlooks the rear elevation with a side opening light. Tiled display sill and integral window blinds. SP Porcelanosa freestanding bath with a centre mixer tap and pull out hand held shower attachment. Tiled showering area with a fixed glazed screen and a plumbed overhead shower with additional hand held shower attachment.

Twin Rak Ceramics vanity wash hand basins, both with centre mixer taps and cupboards below and to the side. Large wall mirror above with canopied lighting. NK Porcelanosa dual flush semi concealed low level WC completes the suite. Two heated chrome ladder towel rails. Inset ceiling spot lights and extractor fan. Corniced ceiling. Ceramic tiled floor with electric underfloor heating. Ceramic tiled walls.

BEDROOM SUITE TWO

14'3 x 12'1



Second good sized double bedroom. UPVC double glazed window overlooks the rear aspect with two side opening lights and window blinds. Corniced ceiling. Single panel radiator. Fitted wardrobes with two singles and a central double cupboard with drawers below. Door leading to the En Suite.

EN SUITE BATHROOM/WC

13'1 x 5'4



Principal four piece family bathroom access from the both the central Landing and Bedroom Two. UPVC obscure double glazed opening window to the side elevation with a tiled display sill. Deep fill bath with a centre mixer tap and pull out hand held shower attachment. Recessed tiled display shelf. Tiled showering area with a fixed glazed screen and a plumbed overhead shower with additional hand held shower attachment. Vanity wash hand basin with an offset mixer tap and cupboard below. Illuminated wall mirror above. Dual flush semi concealed Porcelanosa low level WC. Heated chrome ladder towel rail. Inset ceiling spot lights and extractor fan. Corniced ceiling. Ceramic tiled floor and walls.

BEDROOM SUITE THREE

12'1 x 10'7 plus reveal



Third en suite double bedroom. UPVC double glazed window to the rear elevation with a side opening light and vertical window blinds. Single panel radiator. Corniced ceiling. Access to the boarded loft space with a light and pull down ladder. Door leading to the En Suite.

EN SUITE SHOWER ROOM/WC

7'9 into shower x 3'9



Three piece white suite comprises: Full width step in shower cubicle with a sliding glazed door. Plumbed overhead shower and hand held shower attachment. Vanity wash hand basin with a centre mixer tap and cupboard below. Illuminated wall mirror above and a glass display shelf. Semi concealed low level WC. Ceramic tiled walls and floor. Corniced ceiling with inset spot lights and extractor fan. Chrome heated ladder towel rail.

BEDROOM FOUR

13'1 x 9'9



Fourth larger than average double bedroom. UPVC double glazed window to the front elevation with a side opening light. Fitted vertical window blinds. Single panel radiator. Corniced ceiling.

OUTSIDE



To the front of the property is an enclosed low walled garden which has been block paved for ease of maintenance and providing excellent off road park for a number of cars, the driveway leads directly to the detached Garage. Side corner stone chipped patio area and a stone flagged pathway leading to the front central covered entrance with inset canopied lighting. Side timber gate leads to the rear garden. Additional double opening metal gates next to the Garage also lead directly to the rear.

To the immediate rear is a superb family garden with part cobbled wall and part brick wall (some attention required). Leading off the side of the house from the Utility Room is a private garden area with a centre circular stone flagged patio area, external all weather power points and garden tap. With stone flagged pathways and access to a very useful separate Garden Store. External lighting. A useful side communal pathway runs adjacent to the property which leads directly to Blackpool Road and Regent Avenue.

Continuing to the rear the gardens continue with a second stone flagged sun terrace, additional garden tap and external power points. Matching pathways leading off and a third separate seating area. Large rear lawned area with a feature corner raised secluded sun terrace with garden lighting and surrounded by mature shrubs and trees. The gardens are surrounded by well stocked flower and shrub borders.

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GARAGE

18'2 x 15'3

Large detached brick garage with a pitched and tiled roof. Approached through an electric up and over door. Side UPVC personal door with an inset obscure glazed panel. UPVC obscure double glazed window to the side. Power and light connected. Wall mounted gas and electric meters. The water meter we understand is to the front of the property.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Glowworm boiler (installed 2009) in the Utility Room serving panel radiators and domestic hot water. The hot water cylinder is in the loft space.

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 G

INTERNET CONNECTION

Fibre to the Cabinet Broadband is available to order now. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

This very spacious four bedroomed modern detached family house was constructed in the early 2000's and is situated on a delightful cul de sac just off Hall Park Drive on this popular development known as West Park. Being within walking distance to the centre of Ansdell with its shopping facilities on Woodlands Road and adjoining transport services linking into Lytham and St Annes. Fairhaven Golf Club and Royal Lytham Golf Club are both within easy reach. There are also a number of local senior and primary schools within close proximity. Viewing essential to appreciate the accommodation this property has to offer together with its large rear landscaped family garden.

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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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



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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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