JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS











3 Harker Lane, St Annes

- Stunning 'Baltimore' Style Modern Detached Family House
- Lounge & Family Snug/Study
- Impressive Open Plan Family Dining Kitchen with Sun Lounge Leading off
- Utility Room & Cloaks/WC
- Four Double Bedrooms, One Currently Fitted as a Dressing Room
- Two En Suite Shower Rooms/WC & Bathroom/WC
- Good Sized Landscaped Family Gardens to the Front & Rear
- Double Garage with Electric Up & Over Door
- Excellent Off Road Parking & Electric Car Charging Point
- Freehold, Council Tax Band F & EPC Rating B

£542,500

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

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3 Harker Lane, St Annes

GROUND FLOOR
Canopied covered entrance with external wall lights.

ENTRANCE HALLWAY
18'3 x 6'7



Spacious central Hall approached through an outer door with UPVC obscure double glazed full length windows to either side providing excellent natural. Amtico wood effect flooring throughout. Period style radiator on the inner wall. Part decorative panelled walls. Wall mounted central heating programmer control. Staircase leads off to the first floor with a spindled balustrade and very useful deep understairs cloaks/store cupboard with an overhead light, internet point and electric consumer unit. White panelled doors leading off.

CLOAKS/WC
4'9 x 3'6



Two piece modern white suite comprises a Vitra pedestal wash hand basin with a centre mixer tap and a low level WC. Ceramic tiled floor. Period style radiator. Wall mounted display shelving. Overhead light and ceiling extractor fan.

LOUNGE
17'6 x 10'8



Principal reception room with a UPVC double glazed window with a top opening light overlooking the front garden. Two additional double glazed windows to the side aspect, both with top opening lights and all fitted with matching 'Night & Day' window blinds. Overhead ceiling light and four wall lights. Decorative panelled walls. Aerial point and socket for a wall mounted TV. Double opening frosted glazed doors give direct access to the adjoining family Dining Kitchen.



FAMILY SNUG/STUDY
10'7 x 9'10



Useful second separate reception room. Double glazed window to the front elevation with a top opening light and fitted 'Night & Day' window blinds. Single panel radiator. Matching Amtico wood effect flooring. Overhead light.

OPEN PLAN LIVING/DINING KITCHEN
28'9 x 13'5 max





Stunning full width open plan entertaining family Dining Kitchen approached from both the Hallway and Lounge.

KITCHEN AREA



To the Kitchen area is a double glazed window overlooking the rear gardens with a side opening light and fitted blinds. Comprising an excellent range of eye and low level cupboards and drawers with kick space inset lighting. Sink unit with a centre mixer tap and moulded drainer set in Quartz replacement working surfaces with matching splash back. Since purchasing the property from new the Vendors have added a feature large central island unit/breakfast bar with matching Quartz work top, drawers below, wine rack, integrated pull out bin cupboard and slimline wine fridge. Space for three breakfast stools. Further built in appliances comprise: Zanussi four ring electric induction hob with an illuminated extractor above. Zanussi electric double oven and grill. Integrated fridge/freezer and Baumatic dishwasher, both with matching cupboard fronts. Inset ceiling spot lights and extractor fan. Matching Amtico flooring throughout. Door leading to the Utility Room.

DINING AREA



Double glazed window also overlooking the rear gardens with two side opening lights and matching window blinds. Two double panel radiators. Overhead light. Matching Amtico wood effect flooring. Aerial point and socket for a wall mounted TV. Square arch leading to the adjoining Sun Lounge

SUN LOUNGE
13'6 x 9'5



Superb garden room with UPVC double glazed windows enjoying an outlook over the rear gardens. Six top opening lights. Double glazed double opening French doors give direct garden access. Double panel radiator. Amtico wood effect flooring.

UTILITY ROOM
7'11 x 5'1

Useful separate Utility. Stainless steel single drainer sink unit with a centre mixer tap set in laminate working surfaces with matching splash back. Fitted low level cupboard. Plumbing for a washing machine and space for a tumble dryer. Wall mounted concealed Baxi gas central heating boiler. Overhead light and ceiling extractor fan. Hardwood outer door with an inset obscure double glazed panel giving external access.

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FIRST FLOOR LANDING
17'9 x 6'7



Central landing approached from the previously described staircase with a matching spindled balustrade. UPVC double glazed window overlooks the front of the property providing excellent natural light and having fitted 'Night & Day' window blinds. Part decorative panelled walls. Period style radiator. Access to the loft space. Built in airing cupboard houses an insulated hot water cylinder. White panelled doors leading off.

BEDROOM SUITE ONE
14'5 x 13'8





Principal tastefully presented double bedroom. Double glazed window overlooks the rear of the property with two side opening lights. Single panel radiator. Aerial point and socket for a wall mounted TV. Door leading to the En Suite.

EN SUITE SHOWER/WC
10'8 x 5'1



Obscure double glazed window to the side elevation with a top opening light and tiled display sill. Three piece white suite comprises: Wide step in shower cubicle with sliding glazed doors and a plumbed shower. Vitra wall hung wash hand basin with a centre mixer tap and illuminated mirror above. Low level WC. Chrome heated ladder towel rail. Three inset ceiling spot lights and extractor fan. Ceramic tiled walls and floor.

BEDROOM SUITE TWO
14'2 x 10'4 plus reveal



Second en suite double bedroom. Double glazed window also overlooking the rear elevation with two side opening lights. Single panel radiator. Door leading to the En Suite.

EN SUITE SHOWER/WC
8'1 x 4'11



Obscure double glazed opening window to the side elevation with a tiled display sill. Three piece white suite comprises: Wide step in shower cubicle with sliding glazed doors and a plumbed shower. Vitra wall hung wash hand basin with a centre mixer tap and illuminated mirror above. Low level WC. Chrome heated ladder towel rail. Three inset ceiling spot lights and extractor fan. Ceramic tiled walls and floor.

BEDROOM THREE/DRESSING ROOM
10'8 x 10'



Third double bedroom currently used as a Dressing Room. UPVC double glazed window overlooks the front of the property with views along Harker Lane. Lower opening light and fitted 'Night & Day' blinds. Single panel radiator. Extensive range of fitted open wardrobes with hanging rails and glass fronted drawers and shoe display racks. Adjoining kneehole dressing table with drawers to the side.

BEDROOM FOUR
10'8 x 8'3



Fourth good size double bedroom. Delightfully decorated with part panelled walls and a corniced ceiling. UPVC double glazed window to the front elevation with a lower opening light. Period style radiator.

BATHROOM/WC
10'8 x 5'8



Spacious family bathroom comprising a four piece white suite. Obscure double glazed window to the side elevation with a side opening light and tiled display sill. Fitted 'Night & Day' window blinds. Panelled bath with a centre mixer tap. Step in shower cubicle with sliding glazed doors and a plumbed shower. Vitra wall hung wash hand basin with a centre mixer tap and illuminated mirror above. Low level WC completes the suite. Chrome heated ladder towel rail. Four inset ceiling spot lights and extractor fan. Part ceramic tiled walls and floor.

OUTSIDE



To the front of the property is a wide open plan garden which has been lawned with a recently laid porcelain stone flagged central pathway and steps leading to the front illuminated canopied entrance. A good sized asphalted driveway provides off road parking for 3/4 cars and leads directly to the double garage. Electric car charging point and external gas and electric meters. Timber gate leading to the rear garden.

To the immediate rear is a superb enclosed family garden again having recently been landscaped with a large porcelain tiled sun terrace. Pathways, side stone chipped seating area and two additional rear corner flagged patio areas. Central lawn. Garden tap and external lighting.

3 Harker Lane, St Annes



LOCATION
This beautifully presented four bedroomed detached family house, known as 'The Baltimore' stands on a large plot and was built in 2022 by Rowland Homes Ltd and is situated on this very popular development known as Richmond Point. The property is conveniently placed for both St Annes and Lytham town centres with their comprehensive shopping facilities, amenities and transport links. Richmond Point is also within a few minutes driving distance to the M55 motorway. Internal viewing essential to appreciate the accommodation this property has to offer which includes a stunning full width open plan Living/Dining Kitchen and large landscaped family gardens.

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

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DOUBLE GARAGE
20'7 x 20'
Large double brick garage with a pitched tiled roof. Approached through an electric up and over door with external lighting. Side hardwood personal door with an inset obscure double glazed panel. Power and light connected.

CENTRAL HEATING
The property enjoys the benefit of gas fired central heating from a Baxi boiler in the Utility Room serving panel radiators and domestic hot water.

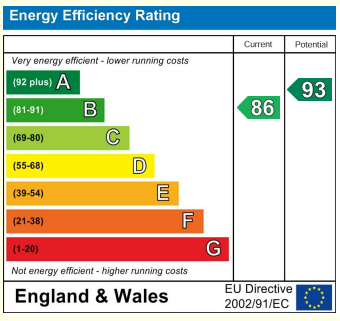
DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED

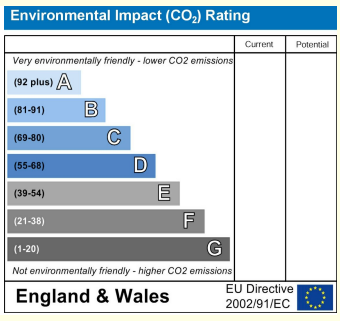
TENURE FREEHOLD/COUNCIL TAX
The site of the property is held Freehold. Council Tax Band F

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £360 per annum is currently levied.

NOTE
The carpets, curtains, blinds and light fittings are included in the asking price.







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