



ESTATE AGENTS • VALUER • AUCTIONEERS



## 20 Ennerdale Avenue, Warton

- Superb Modern Detached 'Hartford' Family House
- Open Views to the Front Aspect
- Lounge & Open Plan Fitted Dining Kitchen
- Utility Room & Cloaks/WC
- Four Double Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- South Facing Rear Lawned Garden
- Integral Garage with Electric Car Charging Point & Driveway
- Viewing Recommended
- Freehold, Council Tax Band E & EPC Rating B

**£410,000**

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



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



## 20 Ennerdale Avenue, Warton

### GROUND FLOOR

Covered entrance with wall mounted external light.

### HALLWAY

15'3 x 6'4



Approached through an outer door with an inset obscure glazed panel. UPVC double glazed window to the side provides good natural light. Porcelanosa Rodano Acero tiled flooring with a fitted mat well to the front door. Single panel radiator. Two overhead lights. Wall mounted room thermostat. Staircase leads to the first floor with a spindled balustrade. Useful understair tiled cloaks/store cupboard with additional double power socket.

### LOUNGE

17'2 x 11'2



Tastefully presented and well proportioned principal reception room. UPVC double glazed window overlooks the front garden with two side opening lights and fitted window blinds. Double panel radiators. Television & Sky+ point. Provisions for a wall mounted TV.

### OPEN PLAN DINING KITCHEN

21'5 x 13'6



Stunning family dining kitchen. UPVC double glazed window overlooks the rear south facing garden with two side opening lights and window blinds. To the Dining Area are double opening UPVC double glazed French doors giving direct rear garden access. To the Kitchen area is a good range of eye and low level fixture cupboards and drawers in Princeton Indigo. One and a half bowl stainless steel sink unit with a centre mixer tap and moulded draining board. Set in Quartz working surfaces with matching splash back and concealed LED downlighting. Built in appliances comprise: Zanussi five ring gas hob with a matching Quartz splash back. Hotpoint illuminated extractor canopy above. Zanussi electric double oven and grill. Integrated fridge/freezer and Zanussi integrated dishwasher, both with matching cupboard fronts. Inset ceiling spot lights. Matching tiled flooring throughout. Double panel radiator. Television aerial point.





## UTILITY ROOM

8'4 x 6'9



Very useful separate Utility. Stainless steel sink unit with a centre mixer tap set in a matching Quartz work top with matching cupboard below and above housing a wall mounted Ideal Logic gas central heating boiler (fitted 2022). Wall mounted programmer control. Zanussi free standing washing machine. Matching tiled floor. Single panel radiator. Overhead light. Wall mounted extractor fan. Outer door with an inset obscure double glazed panel gives access to the side of the property. Internal door to the INTEGRAL GARAGE. Door leading to the Cloaks/WC.

## CLOAKS/WC

6'8 x 3'5



UPVC obscure double glazed opening outer window to the rear elevation. Fitted window blinds. Two piece white suite comprises: Pedestal wash hand basin with a centre mixer tap and splash back tiling. Low level WC. Single panel radiator. Matching tiled flooring. Overhead light.

## FIRST FLOOR LANDING



Approached from the previously described staircase. Access to the loft space. Single panel radiator. Built in airing cupboard houses a how water cylinder. White panelled doors leading off.

## BEDROOM ONE

14'5 + wardrobes x 11'2 + reveal



Good sized principal double bedroom suite. UPVC double glazed windows overlook the front aspect. Two side opening lights and fitted window blinds. Single panel radiator. Wall mounted room thermostat. Bank of fitted wardrobes with sliding graphite mirrored doors. Door leading to the En Suite.

# 20 Ennerdale Avenue, Warton



## EN SUITE SHOWER ROOM

7'3 x 6'6



UPVC obscure double glazed opening window to the front elevation. Three piece white bathroom suite comprises: Step in shower cubicle with sliding glazed doors and a plumbed shower. Ideal Standard pedestal wash hand basin with a centre mixer tap. Illuminated mirror above. Low level WC completes the suite. Chrome heated ladder towel rail. Three inset ceilings spot lights and extractor fan. Wall mounted shaving point. Tiled floor and part tiled walls.

## BEDROOM TWO

14'6 x 10'8



Second double bedroom. UPVC double glazed window to the front elevation with two side opening lights and fitted window blinds. Single panel radiator. Additional Cat 5 point.

## BEDROOM THREE

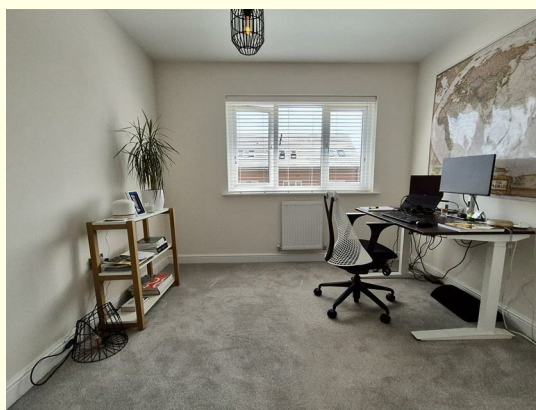
11'4 x 11'2



UPVC double glazed window to the rear elevation with a side opening light and fitted blinds. Single panel radiator. Bank of fitted wardrobes with sliding mirror doors.

## BEDROOM FOUR

12'2 x 10'



Fourth larger than average double bedroom. UPVC double glazed window to the rear elevation with two side opening lights. Fitted window blinds. Single panel radiator. Additional Cat 5 point.



## BATHROOM/WC

8'6 x 6'9



UPVC obscure double glazed window to the rear elevation with a side opening light and fitted blinds. Four piece white bathroom suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Step in shower cubicle with folding glazed doors and a plumbed shower. Ideal Standard pedestal wash hand basin with a centre mixer tap. Illuminated mirror above. Wall mounted shaving point. Low level WC. Chrome heated ladder towel rail. Inset ceilings spot lights and extractor fan. Tiled floor and part tiled walls.

## OUTSIDE



To the front of the property is an open plan lawned garden with an asphalt driveway providing off road parking for two cars and leading directly to the Garage. A timber gate to the side of the house gives direct access to the rear garden with a stone flagged pathway and bin store area.

The rear enclosed garden enjoys a sunny SOUTH facing aspect and has been laid out with a lawn with a stone flagged patio area. External lighting, garden tap and all weather power points.



## INTEGRAL GARAGE

19'6 x 10'2

Approached through an electric up and over door. Wall mounted electric car charging point. Inner personal door leads to the Utility Room and main house. Power and light connected. Freestanding Hisense fridge.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from an Ideal Logic boiler (2022) in the Utility serving panel radiators and domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

## TENURE FREEHOLD/COUNCIL TAX

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

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £200 per annum is currently levied (payable once the development has completed)

## INTERNET CONNECTION/MOBILE PHONE SIGNAL

Ultrafast Full Fibre Broadband is available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

## LOCATION



This superbly presented detached 'Hartford' style family home was constructed in

## 20 Ennerdale Avenue, Warton

2022 by Anwyl Homes with a spacious floor plan with higher than average ceiling height and four generous sized bedrooms, two with fitted wardrobes and a high spec kitchen with quartz countertops and shaker style cabinets. The development 'Mill Green' is situated in the heart of Warton with its local 'pub', primary schools and village stores including a recently opened Tesco Express and Subway. Lytham centre with its comprehensive shopping facilities and town centre amenities are only a 5 minute drive away. Kirkham, Freckleton and the M55 motorway access are all within a very short driving distance from the property. Transport services are available on Lytham Road with routes into Lytham St Annes, Freckleton and Preston. BAE Systems is also within easy walking distance. An internal and external inspection is strongly recommended to appreciate the spacious, well planned accommodation this property has to offer with a peaceful location with uninterrupted views to open fields from the front of the house,

### NOTE

The carpets, blinds and majority of light fittings (excluding the Lounge & Dining Kitchen light fittings) are included in the asking price.

The current vendors have a number of upgrades and extras to the standard build including an upgraded kitchen range with Quartz worktops, integrated dishwasher and freestanding washing machine. Additional double power sockets, additional Cat 5 points, upgraded downlights from white to brushed chrome, wardrobe upgrade in Bedroom 1 and fitted wardrobe in Bedroom 3. Rodano Acero (matt finish) flooring to the Hallway, Dining Kitchen, Utility & Cloaks/WC. Remote control for the Garage, turf to the rear garden and external double socket.

### 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



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

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

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

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 2024



Total Area: 137.6 m<sup>2</sup> ... 1481 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         | 93        | (92 plus) A                                                     |                         |           |
| (81-91) B                                   | 84                      |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |



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