



ESTATE AGENTS • VALUER • AUCTIONEERS



12a Ash Drive, Warton

- Semi Detached Dormer Bungalow
- Two/Three Reception Rooms
- Kitchen
- Ground Floor Shower Room/WC
- Three/Four Bedrooms
- Large Garden to the Rear
- Garage & Double Driveway
- Gas CH & Double Glazing
- No Onward Chain
- Freehold & EPC Rating E

£194,950

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



www.johnardern.com

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GROUND FLOOR

ENTRANCE HALLWAY

5.41m x 1.45m min (17'9 x 4'9 min)
Approached through a UPVC outer door with inset obscure leaded double glazed panel. Matching panel to the side providing natural light to the hall and stairs. Single panel radiator. Side gas and electric meter cupboard. Telephone point. Two wall lights. Corniced ceiling. Open tread staircase with side handrail leads to the first floor. White panelled doors lead off

LOUNGE

4.19m x 3.61m (13'9 x 11'10)

Well proportioned reception room. UPVC double glazed leaded window overlooks the front garden. Top opening light. Corniced ceiling. Three wall light points. Single panel radiator. Focal point of the room is a wall mounted electric slimline fire. This room could be used as a fourth bedroom if required.



DINING ROOM

3.10m x 2.97m (10'2 x 9'9)

Second reception room. With corniced ceiling and single panel radiator. Archway leads to the adjoining Sitting Room.



REAR SITTING ROOM

3.35m x 3.28m (11' x 10'9)

Useful 2nd sitting room extension. UPVC double glazed window overlooks the rear gardens. Top opening light. Adjoining UPVC outer door with inset obscure double glazed panel gives direct garden access. Additional double opening double glazed French doors overlook and give direct access to the large rear lawned garden. Television aerial point. Two wall lights. Focal point is a corner fireplace with raised hearth and a wall mounted electric log effect fire.



KITCHEN

3.43m x 3.28m (11'3 x 10'9)

UPVC double glazed window overlooks the rear garden, with top opening light. Range of eye and low level fixture cupboards and drawers. One and a half bowl single drainer sink unit with centre mixer tap. Set in roll edged laminate work surfaces with ceramic splash back tiling. Built in four ring gas hob with an illuminated extractor above. Electric oven and grill below. Space for a fridge/freezer. Plumbing for washing machine. Double panel radiator. Corniced ceiling. Ceramic tiled floor.



BEDROOM ONE

4.06m max x 3.28m (13'4 max x 10'9)

Principal double bedroom. UPVC double glazed leaded window overlooks the front elevation. Top opening light. Single panel radiator. Corniced ceiling. Two wall lights



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SHOWER ROOM/WC

2.03m x 1.63m (6'8 x 5'4)

UPVC obscure double glazed window with top opening light. Three piece modern white bathroom suite comprises: Step in shower cubicle with sliding glazed doors and a Mira Vie electric shower. RaK Ceramics pedestal wash hand basin with chrome mixer tap. Rak Ceramics low level WC completes the suite. Single panel radiator. Corniced ceiling. Ceramic tiled floor. Two ceiling spot lights



FIRST FLOOR LANDING

3.43m x 1.45m (11'3 x 4'9)

(some restricted head height) Approached from the previously described staircase. Wall light. Decorative stained glass obscure leaded window on the internal wall. Very useful walk in carpeted store room 6'5 x 3'7, with overhead light and single panel radiator. Housing a wall mounted Potterton combi gas central heating boiler.

BEDROOM TWO

3.66m x 3.56m + wardrobes (12' x 11'8 + wardrobes)

Second double bedroom. UPVC double glazed window overlooks the rear elevation. Side opening light. Single panel radiator. Wall light. Fitted wall mirror. Fitted units to one wall containing shelving and clothes hanging rail. Further under eaves storage space behind.



BEDROOM THREE

3.51m x 3.35m + wardrobes (11'6 x 11' + wardrobes)

(some restricted head height) Third double bedroom. UPVC double glazed window to the side elevation. Side opening light. Single panel radiator. Fitted units to one wall, with centre drawers, storage space and clothes hanging rail.



OUTSIDE

To the front of the bungalow is an open plan garden, landscaped for ease of maintenance with stone chippings, rockery and side shrub border. Centre crazy paved pathway leading to the front entrance. Double driveway to the side provides excellent off road parking for a number of cars and leads directly to the detached garage. Timber gate gives access to the rear garden.

To the immediate rear is a large rear enclosed garden, enjoying a sunny south facing aspect. Large raised stone flagged patio area adjoins the rear of the property with steps leading down to the lawned garden area. Outside tap and security lighting.



GARAGE

5.18m x 3.07m (17' x 10'4)

Detached brick garage with a pitched and tiled roof. Approached through an up and over door. Side hardwood personal door. Double glazed window with side and top opening light provides some natural light. Power and light supplies connected.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Potterton Performa 30HE combi boiler serving panel radiators and giving instantaneous 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 and is free from any chief rent or other encumbrances. Council Tax Band D

LOCATION

This extended double fronted three/four bed roomed semi detached dormer

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bungalow was originally constructed by Marquis, a well known local Freckleton builder and is situated in the heart of Warton Village close to two primary schools and village stores. There are transport services running to Lytham and Preston. BAE Systems is within easy walking distance and the M55 motorway junction just a short driving distance away giving access to Manchester and The Lakes. An internal viewing is strongly recommended to appreciate the potential this property has to offer, which is also situated on a spacious plot with large back garden. No onward chain.

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

THE GUILD

John Ardern & 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.

PROPERTY MISDESCRIPTION ACT

John Ardern & 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 October 2021



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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