



ESTATE AGENTS • VALUER • AUCTIONEERS



## 2 Inglewood Close, Warton

- Stunning Detached True Bungalow Modernised Throughout
- Standing on a Spacious Corner Plot
- Tastefully Presented Lounge
- Modern Fitted Open Plan Dining Kitchen & Utility Room
- Two Double Bedrooms & Contemporary Wet Room Shower/WC
- Enclosed Private Part Covered Patio Style Garden
- Block Paved Driveway for Off Road Parking
- Large Garage Ideal for a Caravan/Motorhome
- Viewing Essential
- Freehold, Council Tax Band C & EPC Rating B

**£298,950**

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



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



## 2 Inglewood Close, Warton

### SIDE ENTRANCE

#### HALLWAY

Tastefully decorated L shaped entrance Hall. Approached through a UPVC outer door with inset obscure double glazed panels. Wood effect laminate flooring. Part panelled walled to the dado rails. Re plastered ceiling with six inset ceiling spot lights. Access to the loft space. Panelled radiator with a decorative screen. Contemporary oak panel doors leading off.



#### LOUNGE

4.42m x 3.38m (14'6 x 11'1)

Well proportioned and tastefully presented reception room. UPVC double glazed window overlooks the front garden with two side and two top opening lights. Fitted window blinds. Double panel radiator. Six inset ceiling spot lights and fresh air ceiling vent. Contemporary acoustic slat wall panels to either side of the recess designed for a large wall mounted flat screen TV. Two wall light points.



#### OPEN PLAN DINING KITCHEN

5.89m x 3.51m max (19'4 x 11'6 max )

(max L shaped measurements) Stunning open plan L shaped family Dining Kitchen approached through contemporary sliding glazed oak doors from the Hall. To the Kitchen area is a UPVC double glazed window overlooking the side garden with a top opening light and fitted shutters. Excellent range of eye and low level cupboards and drawers. Ceramic Belfast style deep sink unit with a centre mixer tap. Set in working surfaces with matching splash back and concealed downlighting. Low level kick space lighting. Built in appliances comprise: Beko four ring electric induction hob. Contemporary illuminated extractor canopy above. Neff electric double oven and grill. Slimline wine fridge. Integrated fridge/freezer and AEG dishwasher with matching cupboard fronts.

To the Dining area is an additional UPVC double glazed window overlooking the rear garden with two side and two top opening lights. Single panel radiator. Wood effect laminate flooring throughout. Number of inset ceiling spot lights and fresh air vent. Glazed panel door leading to the Utility.



#### UTILITY ROOM

4.45m x 1.37m (14'7 x 4'6)

Useful separate Utility Room. UPVC double glazed windows overlooking the front and side elevations. Fitted work top with low level cupboards and adjoining double cupboard. Plumbing for a washing machine and space for a tumble dryer. Concealed Vaillant gas central heating boiler. Matching wood effect laminate floor. Four inset ceiling spot lights. Rear porch leading off.

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### REAR PORCH

1.93m x 1.27m (6'4" x 4'2")

UPVC double glazed windows overlooking the rear patio garden. Two top opening lights. UPVC outer door with an inset obscure double glazed panel gives direct access to the garden.

### BEDROOM ONE

3.51m x 3.30m (11'6" x 10'10")

Principal double bedroom with a UPVC double glazed window to the rear elevation. Two side and two top opening lights. Four inset ceiling spot lights and fresh air vent. Single panel radiator. Part panelled walls to the dado rails. A single and two double fitted wardrobes to one wall with a central kneehole dressing table and wall mounted LED make up mirror above.



### BEDROOM TWO

3.45m x 2.64m (11'4" x 8'8")

Second good sized double bedroom approached through a contemporary oak panel door from the Hall. UPVC double glazed window overlooks the front gardens with two side and two top opening lights. Fitted window blinds. Single panel radiator. Part panelled walls. Provisions for a wall mounted TV.



### SHOWER ROOM/WC

3.40m x 1.35m (11'2" x 4'5")

Contemporary Wet Room comprising a modern three piece white suite with matching antique gold accessories. Large tiled showering area with a fixed glazed screen, plumbed overhead shower and additional hand held shower attachments. Wide wall hung vanity wash hand basin with a display surround, centre mixer tap and drawers below. Illuminated mirror above with de misting function. Low level WC completes the suite. Ceramic tiled walls and floor. Heated ladder towel rail in matching antique gold. Four inset ceiling spot lights and extractor fan. Loft access. Folding doors reveal a built in cupboard housing a hot water cylinder. UPVC obscure double glazed window to the side elevation with a top opening light and tiled display sill.



### OUTSIDE

To the front of the property is a large lawned garden with a mature perimeter shrub border. Further shrub and flower beds. A central stone chipped resin pathway leads to the side entrance with a wall mounted external light. Garden tap. Side attractive rockery with a number of mature inset shrubs. A wide block paved pathway provides excellent off road parking and leads to the Garage. Double opening timber gate lead to the rear enclosed patio garden. Side personal timber gate also leading to the rear.

To the immediate rear is an enclosed entertaining patio garden with original glazed car port remaining 17'6" x 8'6" providing a useful covered area to the patio. Stone flagged for ease of maintenance with a side artificial lawned area. Garden tap and external lighting.

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### TIMBER FRAMED GARDEN STORE

2.36m x 1.91m (7'9" x 6'3")  
With power connected. Providing very useful extra storage space. Inner door leading to the Garage.

### LARGE GARAGE

7.80m x 3.45m (25'7" x 11'4")

Superb garage approached through a large electric up and over roller door. With a high level pitched roof and having additional loft storage space. Ideal parking space for a caravan/motorhome etc. Power and light connected. Two double glazed windows with top opening lights provide some natural light.



### CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Vaillant boiler (installed 2019) in the Utility Room serving panel radiators and domestic hot water.

### DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

### SOLAR PANELS

The bungalow has Solar Panels fitted to the side South facing aspect of the roof. They are privately owned and are subject to getting back a return on the utilities.

### TENURE FREEHOLD/COUNCIL TAX

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

### LOCATION

This beautifully presented two bedroomed detached true bungalow has been the subject of considerable expenditure over the last 18 months and is a credit to the present owners of which an early viewing will confirm. The property is situated in the heart of Warton Village on the corner of Ash Drive and Inglewood Close, close to two primary schools and village stores. There are bus 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. With a large feature garage with electric up and over roller door providing excellent storage space for a caravan/motor home etc.

### 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

### Digital Markets, Competition & Consumers Act 2024

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 June 2026



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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 <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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