JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

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ESTATE AGENTS • VALUER • AUCTIONEERS

10 Ennerdale Avenue, Warton

- Modern 'Longford' Style Detached Family House
- Superbly Presented Throughout
- Spacious Central Hallway & Cloaks/WC Leading Off
- Large Lounge with French Doors to the Enclosed Side Gardens
- Modern Open Plan Dining Kitchen
- Three Double Bedrooms
- Modern En Suite Shower Room/WC & Bathroom/WC
- Lawned Gardens to the Front & Side, Large Timber Summer House & Store
- Off Road Parking for Two Cars & Electric Car Charging Point
- Freehold, Council Tax Band D & EPC Rating B

£309,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

10 Ennerdale Avenue, Warton

GROUND FLOOR

HALLWAY

3.86m x 1.93m (12'8 x 6'4)

Spacious central hallway approached through an outer door with inset obscure double glazed panels, providing good natural light. Amtico wood effect flooring. Single panel radiator. Three inset ceiling spotlights. Turned staircase leads off to the first floor with a spindled balustrade. Wall mounted room thermostat. Useful built in store cupboard with matching flooring. Wide white panelled doors leading off. (Note: The 'Longford Detached' has been cleverly designed with wheelchair accessibility in mind with wide doorways, Hall and Landing areas.

CLOAKS/WC

2.21m x 1.65m (7'3 x 5'5)

Spacious Cloaks/WC with a UPVC obscure double glazed opening window to the front elevation with fitted window shutters. Two piece white suite comprises: Ideal Standard pedestal wash hand basin with a centre mixer tap and splash back tiling. Semi concealed low level WC. Adjoining fitted drawer unit with a display top and further wall mounted bathroom cupboard. Single panel radiator. Two inset ceiling spot lights. Ceramic tiled floor. Note: we understand plumbing is in place should a purchaser wish to create a ground floor Shower Room.

LOUNGE

5.64m x 3.18m (18'6 x 10'5)

Superbly presented and spacious principal reception room. UPVC double glazed window overlooks the front aspect with an opening light and fitted window shutters. Matching Amtico flooring. Double panel radiator. Six inset ceiling spot lights. Television and satellite aerial points. Internet point. Double opening UPVC double glazed French doors overlook and give direct access to the private side garden. Integral fitted blinds.

OPEN PLAN DINING KITCHEN

5.64m x 3.94m max (18'6 x 12'11 max)

Superb L shaped Dining Kitchen. UPVC double glazed windows overlooking the front and side elevations, side opening lights and having matching fitted window shutters. Excellent range of eye and low level cupboards and drawers. Stainless steel one and a half bowl sink unit with a centre mixer tap and moulded drainer. Set in contrasting white granite working surfaces with matching splash back and concealed downlighting. Built in appliances comprise: Zanussi five ring wide gas hob and an illuminated stainless steel extractor canopy above. Zanussi electric double oven and grill. Integrated fridge/freezer. Integrated Zanussi slimline dishwasher and a Zanussi integrated washing machine with a matching cupboard front. Two double panel radiators. Matching Amtico flooring. Inset ceiling spot lights. Useful built in pantry cupboard with shelving.

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FIRST FLOOR LANDING
3.18m x 1.45m (10'5 x 4'9)
Spacious central landing approached from the previously described staircase with a matching white spindled balustrade. Access to the loft space. Single panel radiator. White panelled doors leading off.

BEDROOM ONE
3.68m x 3.20m (12'1 x 10'6)
Superbly presented principal double bedroom suite. Double glazed window overlooks the front elevation with a side opening light and fitted window shutters. Single panel radiator. Television aerial point. Fitted double wardrobe with sliding tinted mirrored doors. Door leads to the En Suite.

EN SUITE SHOWER/WC
3.20m into shower x 1.83m (10'6 into shower x 6')
Obscure double glazed opening window to the side elevation with fitted window shutters. Three piece modern white suite comprises: Wide step in shower cubicle with a plumbed shower and sliding glazed doors. Ideal Standard pedestal wash hand basin with a centre mixer tap. Wall mounted shaving point. Low level WC completes the suite. Ceramic tiled walls and floor. Chrome heated ladder towel rail. Three inset ceiling spot lights and extractor fan.

BEDROOM TWO
3.40m plus wardrobes x 2.97m (11'2 plus wardrobes x 9'9)
(max L shaped measurements) Second well presented double bedroom. Double glazed window to the side elevation. Side opening light and fitted window shutters. Single panel radiator. Bank of fitted wardrobes to one wall.

BEDROOM THREE
3.53m x 2.54m (11'7 x 8'4)
Third double bedroom with double glazed windows to both the front and side aspects with opening lights and matching window shutters. Single panel radiator. Fitted corner wardrobes.

BATHROOM/WC
2.39m x 2.16m (7'10 x 7'1)
Obscure double glazed opening window to the front elevation with fitted window shutters. Three piece modern white suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Glazed screen and additional overbath plumbed shower. Ideal Standard pedestal wash hand basin with a centre mixer tap. Low level WC. Ceramic tiled walls and floor. Chrome heated ladder towel rail. Four inset ceiling spot lights and extractor fan. Wall mounted illuminated wall mirror.

CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from an Ideal Logic combi boiler in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

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

OUTSIDE
To the front of the property is an attractive open plan garden laid to lawn with a maturing front shrub borders. A stone flagged pathway leads to the covered central entrance with an external wall light. External gas and electric meters. To the side of the property is a driveway providing good off road parking for two cars and has an electric car charging point. Timber gate gives direct rear garden access.

To the immediate rear is a delightful enclosed walled garden with a stone flagged patio area and rear lawn with side shrub borders. External all weather power points and garden tap. External lighting. Large timber framed Summer House/Snug 8' x 5'9' with double opening doors and glazed windows, and having power and light connected. There is an adjoining separate Garden Store 5'9 x 3'9, again with power and light.

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

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of approx £200 per annum is to be levied. (Solicitors to confirm).

LOCATION
This superbly presented three bedroomed 'Longford Detached' style family home was constructed in 2024 by Anwyl Homes. The development 'Mill Green' is situated in the heart of Warton with its primary schools and village stores including a 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.

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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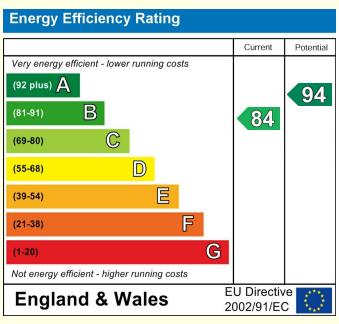

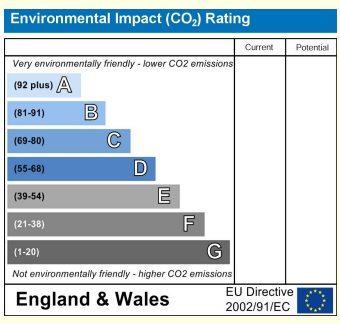

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