



ESTATE AGENTS • VALUER • AUCTIONEERS



## 59 Beech Avenue, Warton

- Superbly Appointed Semi Detached Dormer Bungalow
- Hallway with Feature Vaulted Ceiling
- Lounge, Dining Room & Conservatory
- Modern Fitted Kitchen
- Ground Floor Double Bedroom
- Modern Ground Floor Bathroom/WC
- Two 1st Floor Double Bedrooms & En Suite WC
- Incredibly Low Maintenance Property and Landscaped Gardens
- Large Garage with Utility Area & Off Road Parking
- Freehold & EPC Rating D

**£285,000**

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



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





## 59 Beech Avenue, Warton

### GROUND FLOOR

#### ENTRANCE HALLWAY

5.41m x 1.45m (17'9 x 4'9)

Feature central hallway with a double height vaulted ceiling, approached through a UPVC outer door with inset decorative obscure double glazed panels. Matching panels to either side provide good natural light. High level double glazed pivoting roof light. Side display gas and electric meter cupboard. Inset ceiling LED spot lights. Open tread staircase with side hand rail leads to the first floor. Double panel radiator. Contemporary doors lead off.



#### LOUNGE

4.11m x 3.66m (13'6 x 12')

Tastefully appointed principal reception room approached through a part glazed door from the Hallway. UPVC double glazed window enjoys an outlook to the front elevation with two top opening lights. Single panel radiator. Television aerial point and wall bracket. Fitted display unit below. Wired for surround sound. Focal point of the room is a display fireplace with raised display hearth and inset supporting a gas coal effect living flame fire. Fitted display shelf to the chimney recess.



#### DINING ROOM

3.45m x 3.30m (11'4 x 10'10)

Second well proportioned reception room approached from the Hallway through a matching glazed panel door. Single panel radiator. Inset ceiling LED spot lights. Feature wall with a woodland aspect. Square arch leading to the adjoining Conservatory.



#### CONSERVATORY

3.48m x 3.43m (11'5 x 11'3)

Good sized brick based Conservatory with a self cleaning pitched double glazed ceiling with opening roof light. UPVC double glazed double opening French doors give rear garden access. UPVC double glazed windows with a number of top opening lights. Double panel radiator. Two wall lights.



#### KITCHEN

3.56m x 2.92m (11'8 x 9'7)

UPVC double glazed window enjoys an outlook over the rear garden with a top opening light. Adjoining double glazed door gives direct garden access. Good range of modern eye and low level cupboards and drawers. Franke stainless steel double bowl sink unit with a centre mixer tap. Set in granite work surfaces with splash back tiling and having concealed down lighting. Good quality built in appliances comprise: Siemens four ring induction hob. Illuminated extractor above. Siemens electric double oven and grill. Siemens microwave oven above. Whirlpool integrated fridge and Siemens freezer and a Siemens integrated slimline dishwasher, all with matching cupboard fronts. Wood effect flooring. Corniced ceiling with inset LED spot lights. Single panel radiator. Viessmann wall mounted combi gas central heating boiler (approx 5 years old).



#### BEDROOM THREE

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

Ground floor third double bedroom. UPVC double glazed window overlooks the front aspect with two top opening lights. Single panel radiator. Freestanding double wardrobe with drawers below. Adjoining matching freestanding kneehole dressing table with drawers to one side.

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## BATHROOM/WC

1.91m x 1.63m (6'3 x 5'4)

UPVC obscure double glazed window to the rear elevation with a top opening light. Tiled display sill. Modern three piece white bathroom suite comprises: Tiled panelled bath with a plumbed shower over and a pivoting glazed screen. Wall hung wash hand basin with a centre mixer tap. Low level WC completes the suite. Glazed corner display shelving. Chrome heated ladder towel rail. Inset ceiling LED spot lights and extractor fan.



## FIRST FLOOR LANDING

Approached from the previously described staircase with a glazed screen. Doors leading off.

## BEDROOM ONE

4.06m x 2.69m plus wardrobes (13'4 x 8'10 plus wardrobes)

Principal double bedroom with a UPVC double glazed dormer window overlooking the rear aspect with two side opening lights. Single panel radiator. Inset ceiling LED spot lights. Bank of fitted wardrobes to one wall. Access to a very useful roof void storage area which has been boarded. Door leading to the En Suite WC.



## EN SUITE WC

1.70m x 1.17m (5'7 x 3'10)

UPVC obscure double glazed dormer window with a side opening light. Two piece modern white suite comprises: Low level WC. Wall hung wash hand basin with a centre mixer tap and splash back tiling. Single panel radiator. Two inset ceiling LED spot lights.



## BEDROOM TWO

3.51m x 3.48m (11'6 x 11'5)

(some restricted head height) Second double bedroom. Velux double glazed pivoting roof light with integral window blind. Single panel radiator. Four roof void access points providing additional useful storage space. Inset ceiling LED spot lights.



## OUTSIDE

To the front of the property is an open plan landscaped garden approached via a stone flagged shared driveway, leading to a private driveway with off road parking directly in front of the large garage. The front garden has additional stone flags for off road parking for a 2nd car if required. Adjoining coloured slate stone chippings with a number inset shrubs. Timber gate gives direct rear garden access.

To the immediate rear is a stunning totally enclosed landscaped garden with high grade fencing, enjoying a sunny private aspect. Again the garden has been landscaped for ease of maintenance with a stone flagged patio area, and side raised timber planters. Second rear corner raised stone flagged sun patio. Coloured slate chippings with a wide variety of inset shrubs and trees with specimen plants. Ornamental water feature with matching coloured pots and bird bath. Outside tap and lighting. To the rear of the garage is a useful bin store area.



## GARAGE WITH UTILITY AREA

7.72m x 3.76m (25'4 x 12'4)

Larger than average garage with very useful utility area to one wall. Approached through an up and over door. Pitched and tiled roof with additional loft storage space. Power and light connected. UPVC obscure double glazed window to the side aspect provides some natural light. Top opening light. Side UPVC



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personal doors leading to the rear garden. To the utility area are a range of eye and low level cupboards and drawers. Leisure stainless steel one and a half bowl single drainer sink unit with cold water tap. Set in a display surface with plumbing for a washing machine below. Space for a tumble dryer. Space for a fridge/freezer.



## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Viessmann combi boiler (approx 5 years old) in the Kitchen serving panel radiators and giving instantaneous 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 C

## LOCATION

This superbly presented three bedroomed semi detached dormer bungalow enjoys a popular residential location 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 accommodation this property has to offer together with landscaped front and rear gardens and large garage with a utility area, which is a credit to the present owners.

## 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).

## PROPERTY MISDESCRIPTION ACT

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 October 2023



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	77

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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