JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

1 Springfield Drive, Warton

- Modern Semi Detached House
- Offered with 20% Discount to Open Market Value, Subject to Criteria
- Entrance Hallway & Cloaks/WC
- Spacious Lounge
- Dining Kitchen
- Three Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Private Walled Garden to the Side & Driveway for Off Road Parking
- No Onward Chain
- Freehold, Council Tax Band C & EPC Rating B

£176,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

www.johnardern.com

1 Springfield Drive, Warton

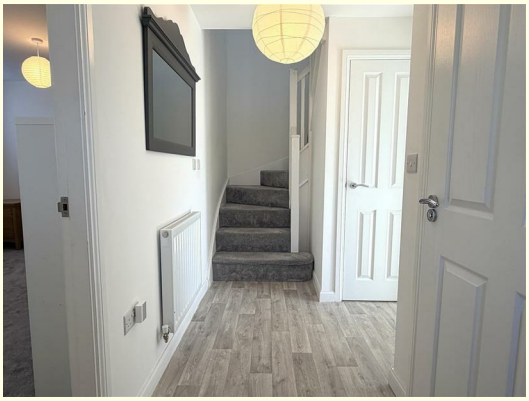
DISCOUNT TO MARKET

Offered with 20% Discount to Open Market value, subject to criteria.
Discount to Market is development/property specific and subject to availability, status and eligibility including the eligibility criteria set and managed by Fylde Borough Council. The property must be the sole residence of all purchasers. The scheme is not available for buy to let properties. The discounted sale units are predominately for households who are first time buyers. Personal circumstances of all applicants are considered if they have a local connection to the Fylde and due to exceptional hardship are unable to afford access to the open market. You cannot apply to other Government shared equity schemes while also using this scheme. If you have an open application to any other shared equity scheme you must withdraw this before you purchase a Discount to Market property. However, you can use an ISA or Lifetime ISA to put towards your deposit.
Discount to Market cannot be used in conjunction with any other offer.
Please note the intention of the Discount to Market scheme is to retain the discount to market price for all future sales. Therefore, on a resale of a Discount to Market home, the seller is likely to be required to sell the Discount to Market home on the same terms as it was acquired (subject to certain exceptions) to preserve the discounted sale price.

GROUND FLOOR

HALLWAY

4.90m x 1.93m (16'1 x 6'4)
Central Hall approached through an outer door with inset obscure double glazed panels. Overhead light. Single panel radiator. Turned staircase leads off to the first floor with a white spindled balustrade. Useful understair cloaks/store cupboard. White panelled doors leading off.



CLOAKS/WC

1.65m x 0.94m (5'5 x 3'1)
Two piece white suite comprises: Low level WC. Corner pedestal wash hand basin with splash back tiling. Single panel radiator. Overhead light. Wall mounted extractor fan.

LOUNGE

4.62m x 3.18m (15'2 x 10'5)
Spacious reception room with a UPVC double glazed window overlooking the front aspect. Two further double glazed windows overlook the side of the property providing further excellent natural light. All with side opening lights and fitted window blinds. Two single panel radiators. Two overhead lights. Aerial point and power socket for a wall mounted TV. Telephone point.

DINING KITCHEN

4.67m x 3.05m (15'4 x 10')
Superb family Dining Kitchen with UPVC double glazed double opening French doors overlooking and giving direct access to the garden. UPVC double glazed window also enjoys an outlook over the garden. Additional double glazed window to the front aspect with a side opening light and fitted window blinds. Good range of eye and low level cupboards and drawers. Incorporating display shelving. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap set in laminate work surfaces with matching splash back. Built in appliances comprise: Zanussi four ring electric ceramic hob. Brushed chrome splash back and an illuminated extractor canopy above. Zanussi electric oven and grill. Hisense freestanding dishwasher. Beko freestanding washing machine. Hairer large freestanding fridge/freezer. Inset ceiling spot lights. Cupboard conceals a wall mounted Baxi combi gas central heating boiler.

FIRST FLOOR LANDING

2.95m x 0.99m (9'8 x 3'3)
Approached from the previously described staircase with matching spindled balustrade. Access to loft space. White panelled doors leading off.

BEDROOM ONE

3.38m x 3.05m (11'1 x 10')
Nicely presented principal double bedroom with a UPVC double glazed window overlooking the side elevation with a side opening light. Single panel radiator. Overhead light. Door leads to the En Suite.

1 Springfield Drive, Warton

EN SUITE SHOWER ROOM/WC

3.07m x 1.14m (10'1 x 3'9)

UPVC obscure double glazed window to the side aspect with a side opening light and tiled display sill. Three piece white suite comprises: Full width tiled shower cubicle with sliding glazed doors and a plumbed shower. Ideal Standard wash hand basin with a centre mixer tap and splash back tilling. Low level WC completes the suite. Double panel radiator. Overhead light and ceiling extractor fan.

BEDROOM TWO

3.15m x 2.79m max (10'4 x 9'2 max)

(max L shaped measurements) Second double bedroom. UPVC double glazed window to the front elevation with a side opening light. Additional double glazed window to the side aspect with lovely views towards the central Green with pond and small children's play park. Single panel radiator. Overhead light.

BEDROOM THREE

3.20m x 1.73m (10'6 x 5'8)

UPVC double glazed window to the side of the property, again enjoying views of the central communal Green and pond. Side opening light. Overhead light. Single panel radiator.

BATHROOM/WC

1.93m x 1.88m (6'4 x 6'2)

UPVC obscure double glazed opening window to the front elevation. Tiled display sill. Three piece white suite comprises: Panelled bath with a centre mixer tap and splash back tiling. Ideal Standard wash hand basin with a centre mixer tap and splash back tiling. Low level WC. Three inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

OUTSIDE

To the front and side of the property are open plan lawned gardens with a central stone flagged pathway leading to the front covered entrance with a wall mounted coach light. External gas and electric meters. Timber gate leads to the private side garden. Adjoining asphalted driveway provides good off road parking.

To the immediate rear is a delightful enclosed garden with two stone flagged patio areas and pathways. Central artificial lawn. Garden tap.

1 Springfield Drive, Warton

LOCATION

This modern three bedroomed semi detached property was constructed in 2021 by Miller Homes and is situated on a delightful development just off Church Road, being within minutes to the centre of Warton with its primary schools and local shops. Warton is situated within easy driving distance to Lytham and is very convenient for BAE Systems offices. Wrea Green village is also within a couple of minutes driving distance. Bus services are readily available on Lytham Road with routes into Lytham St Annes, Freckleton and on to Preston. Viewing strongly recommended. No onward chain.

TENURE FREEHOLD/COUNCIL TAX

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

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure is to be confirmed.

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

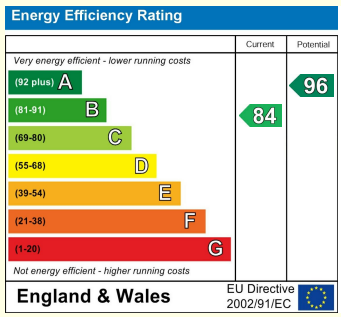
Digital Markets, Competition & Consumers Act 2024

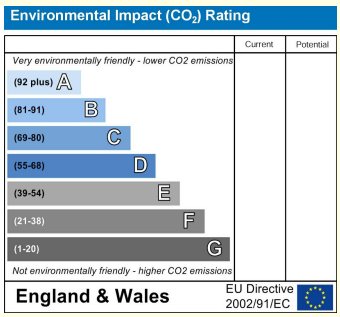
John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared April 2026

1, Springfield Drive, Bryning With Warton, PR4 1FP

Total Area: 79.8 m² ... 859 ft²

All measurements are approximate and for display purposes only





JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55

6 Park Street, Lytham, Lancashire, FY8 5LU
Tel: 01253 795555 • Fax: 01253 794455
www.johnardern.com
Principal: John M.Ardern FNAEA
Sales Manager: Zoe J. Ardern (BAHons) MNAEA

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

John Ardern & Company fort hemselves 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.