



ESTATE AGENTS • VALUER • AUCTIONEERS



2 Springfield Drive, Warton

- Modern Detached House
- Two Reception Rooms
- Fitted Dining Kitchen
- Utility & Cloaks/WC
- Four Bedrooms
- En Suite Shower/WC & Bathroom/WC
- South Facing Rear Garden
- Garage & Off Road Parking
- Gas CH & Double Glazing
- Freehold & EPC Rating B

£314,950

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



www.johnardern.com



2 Springfield Drive, Warton

GROUND FLOOR

CENTRAL ENTRANCE HALL

Approached through an outer door with obscure double glazed panels. Central staircase leads off with white spindled balustrade. Under stair store cupboard. Panel radiator.



CLOAKS/WC

1.93m x 1.80m (6'4" x 5'11")

With two piece 'Ideal' suite comprising: pedestal wash hand basin with offset chrome mixer taps and splash back tiling and low level WC. Panel radiator. Ceiling extractor fan.

STUDY/PLAY ROOM

2.31m x 2.06m (7'7" x 6'9")

Very useful study or play room with double glazed window with side opening light overlooking the front garden. Panel radiator.



LOUNGE

4.80m x 3.45m (15'9" x 11'4")

Spacious well appointed principle reception room with double opening, double glazed doors overlook and give access to the very private south facing rear garden. Two panel radiators. Television aerial point.



DINING-KITCHEN

7.01m x 2.77m (23' x 9'1")

Spacious well appointed FAMILY dining kitchen with an excellent selection of wall and floor mounted cupboards and drawers. Laminate working surfaces. Inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built in Zanussi appliances comprise: fan assisted automatic electric oven. Four ring gas hob with stainless steel surround and matching splash back and illuminated extractor canopy above. Integrated dishwasher. Built in fridge and freezer. Two double glazed windows overlook the front and side elevations and have single opening lights. Two panel radiators. Television aerial lead. Ceiling extractor fan.



UTILITY PORCH

1.93m x 1.80m (6'4" x 5'11")

With matching base cupboards and laminate working surfaces. Plumbing facilities for automatic washing machine. Wall mounted Baxi central heating boiler. Obscure double glazed outer door. Panel radiator. Ceiling extractor fan.

FIRST FLOOR

Approached from the previously described staircase leading to a central landing. Panel radiator. Access to loft. Airing cupboard with insulated hot water cylinder.

BEDROOM SUITE ONE

3.78m x 3.51m (12'5" x 11'6")

Very spacious principle double bedroom with double glazed window with side opening light overlooks the front garden. Panel radiator.

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BEDROOM THREE

Large third double bedroom with double glazed window with side opening light overlooks the side elevation. Panel radiator.



BEDROOM FOUR

Fourth double bedroom with double glazed window with side opening light enjoying views of the south facing garden. Panel radiator.

EN SUITE SHOWER ROOM/WC

2.24m x 2.03m (7'4" x 6'8")

Good sized three piece white suite comprises: step in tiled shower compartment with a plumbed shower and sliding outer door. Fixture wash hand basin with chrome mixer tap and splash back tiling. The suite is completed by a low level WC. Panel radiator. Obscure double glazed opening outer window. Ceiling extractor fan.



BEDROOM TWO

3.76m x 2.79m (12'4" x 9'2")

Well planned second double bedroom. Double glazed window with side opening light overlooks the front garden. Panel radiator.



BATHROOM/WC

3.05m x 1.70m (10' x 5'7")

White four piece suite comprises: panelled bath with chrome mixer taps and splash back tiling. Step in tiled shower compartment with a plumbed shower and sliding outer door. Fixture wash hand basin with chrome mixer tap and splash back tiles. The suite is completed by a low level WC. Obscure double glazed opening outer window. Double panel radiator.



CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a wall mounted Baxi boiler serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units.

OUTSIDE

To the front of the property there is a large lawned garden with newly planted shrub hedging and having paved pathways to the canopied front door with external light. To the side of the property there is artificial grass with shrub front borders and having outside gas and electric meters.

Long driveway offering parking for 3 plus cars with outside tap and security

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lighting and leading to the brick garage.

To the immediate rear of the property there is a delightful SOUTH FACING garden laid for ease of maintenance with centre artificial grass and concrete flagged and stone chipped borders with maturing shrub and flower beds.



GARAGE

Brick constructed garage with up & over door and having power and light supplies connected.

TENURE FREEHOLD/COUNCIL TAX

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

MAINTENANCE

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

LOCATION

This modern four bedroom detached property constructed by Miller Homes is situated off Church Road within minutes to the centre of Warton with it's two primary schools and shopping and community centre. Warton is situated within approx 5 minutes driving distance to Lytham and is very convenient for BAE offices. Wrea Green village is also within a couple of minutes driving distance.

Viewing strongly recommended.

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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

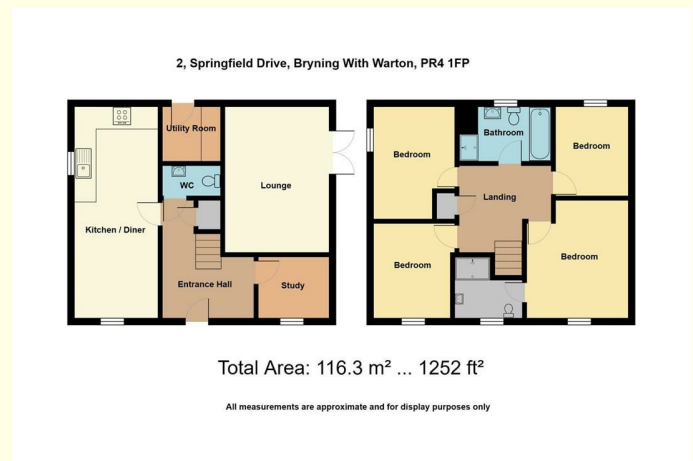
John Arden & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated 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.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

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 June 2023



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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		
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