



ESTATE AGENTS • VALUER • AUCTIONEERS



## 4 Springfield Drive, Warton

- Modern Detached House
- Lounge
- Fitted Dining Kitchen
- Cloaks/WC
- Three Double Bedrooms
- En Suite Shower/WC
- Bathroom/WC
- South Facing Rear Garden
- Garage & Driveway
- Freehold & EPC Rating B

**£249,950**

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



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



## 4 Springfield Drive, Warton

### GROUND FLOOR

#### ENTRANCE HALL

**4.47m x 2.59m approx (14'8 x 8'6 approx)**

Approached through a new UPVC outer door with upper obscure double glazed panelling. Turned staircase leads off with a ranch style balustrade. Understair cloaks/store cupboard. Security alarm. Porcelanose tiled floor in 'Minnesota Ash'.

#### CLOAKS/WC

**1.42m x 1.32m approx (4'8 x 4'4 approx)**

With matching flooring. Two piece white suite comprises: Corner wash hand basin with splash back tiling and chrome mixer tap. Low level WC. Panel radiator. Ceiling extractor fan. Overhead light.



#### LOUNGE

**5.18m x 3.28m (17' x 10'9)**

Very well appointed reception room. Double glazed window with side opening light overlooks the front elevation. Double opening double glazed door overlook and give access on to the enclosed garden. Two double panel radiators. Focal point is a modern fireplace with inset log effect electric fire.



#### DINING KITCHEN

**5.05m x 3.28m (16'7 x 10'9)**

Spacious through dining kitchen with double glazed windows with two opening lights overlooking the front elevation. Matching double opening double glazed doors overlook and give access to the rear garden. Matching flooring. Excellent range of wall and floor mounted cupboards

and drawers. Laminate working surfaces. Inset single drainer one and a half bowl stainless steel sink unit with chrome mixer tap. Built in Zanussi appliances comprise: Electric double oven and grill. Four ring induction hob with illuminated chrome and glass extractor canopy above. Integrated dishwasher and washer/dryer. Ceiling halogen downlights. Double panel radiator. Television aerial point. Matching tiled flooring.



#### FIRST FLOOR LANDING

Approached from the turned staircase with a double glazed opening window on the half stair giving further light to the hall, stairs and landing. Airing cupboard containing a wall mounted Baxi combi gas central heating boiler with integral programmer control. Access to the boarded loft.

#### BEDROOM SUITE ONE

**3.51m x 2.87m (11'6 x 9'5)**

(max L shaped measurements) Nicely appointed principal double bedroom. Double glazed window with side opening light and fitted blind overlooks the rear garden. Panel radiator. Television aerial lead.



#### EN SUITE SHOWER/WC

**2.44m into shower x 1.98m (8' into shower x 6'6)**

(max L shaped measurements) Three piece white suite comprises: Step in tiled shower compartment with a plumbed raindrop shower and separate hand shower. Sliding glazed doors. Fixture wash hand basin with chrome mixer tap and splash back tiling. The suite is completed by a low level WC. Chrome heated ladder towel rail. Ceiling downlight. Obscure double glazed opening outer window with roller blind.

# 4 Springfield Drive, Warton



## BEDROOM TWO

3.73m x 2.74m (12'3 x 9')

Well appointed second double bedroom. Double glazed window with side opening light overlooks the side elevation. Fitted roller blind. Panel radiator. Television aerial point.



## BEDROOM THREE

4.78m x 2.06m (15'8 x 6'9)

Larger than average third bedroom. Double glazed window with side opening light overlooks the rear elevation. Panel radiator.



## BATHROOM/WC

2.57m x 2.13m max (8'5 x 7' max)

Part tiled walls. Three piece white suite comprises: Panelled bath with plumbed shower and chrome mixer tap. Pivoting screen. Fixture wash hand basin with chrome mixer tap and splash back tiling. Adjoining low level WC. Panel radiator. Obscure double glazed outer window with side opening light and fitted roller blind. Ceiling light and extractor fan.



## OUTSIDE

To the front of the property there is a lawned garden with maturing shrub borders. Asphalted driveway for two/three cars leads to the garage.

To the immediate rear there is an enclosed garden laid with paving stones and centre artificial grass with maturing shrub and flower borders. Due to its situation the garden enjoys maximum sun light.



## GARAGE

5.94m x 2.95m (19'6 x 9'8 )

Brick constructed garage. With electric up and over door. Having power and light supplies connected.

## CENTRAL HEATING (COMBI)

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

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC units

## 4 Springfield Drive, Warton

### TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band D

### LOCATION

This modern three bedroomed 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 recommended.

### VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

### INTERNET & EMAIL ADDRESS

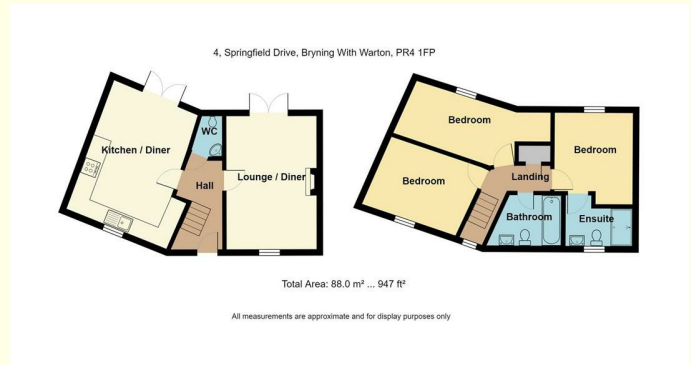
All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [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 April 2022



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

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

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         | 94        | (92 plus) A                                                     |                         |           |
| (81-91) B                                   | 84                      |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |



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.