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2 Inglewood Close, Warton

- Detached True Bungalow
- In Need of Modernisation
- Lounge & Dining Room/Bedroom Three
- Kitchen & Utility Porch
- Two Bedrooms & Shower Room/WC
- Gardens to the Front & Side
- Rear Patio Garden, Car Port & Driveway
- Large Garage Ideal for a Caravan/Motorhome
- No Onward Chain
- Freehold & EPC Rating B

£209,950

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



www.johnardern.com



2 Inglewood Close, Warton

SIDE ENTRANCE

HALLWAY

L shaped hallway approached through a UPVC outer door with inset obscure double glazed panels. Single panel radiator with display shelf above. Built in meter cupboard. Access to loft space. Double opening obscure glazed doors leading to:

LOUNGE

4.39m x 3.40m (14'5 x 11'2)

Well proportioned reception room. Double glazed window overlooks the front gardens with views along Ash Drive. Two side and two top opening lights. Double panel radiator. Television aerial points. Corniced ceiling. Three wall lights. Telephone point. Brick display fireplace with a raised hearth supporting a Baxi gas fire.



UTILITY PORCH

3.45m x 1.45m (11'4 x 4'9)

Double glazed windows to the front and side aspects. Three top opening lights. Vaillant gas central heating boiler. Wall mounted programmed control. Roll edged laminate working surface. Fixture cupboard and drawer. Plumbing and space for a washing machine. Door leading to:

REAR PORCH

2.31m x 1.98m max (7'7 x 6'6 max)

Glazed roof. Double glazed windows overlooking the rear patio garden. Two top opening lights. Wall mounted Xpelair. Overhead strip light. UPVC outer door with inset obscure double glazed panel access to the rear.

DINING ROOM/BEDROOM THREE

3.45m x 2.31m (11'4 x 7'7)

Approached through a sliding door from the central hallway. Double glazed window overlooks the front lawned garden with two side and two top opening lights. Single panel radiator. Television aerial point. Corniced ceiling.



BEDROOM ONE

3.51m x 3.25m (11'6 x 10'8)

Double glazed window overlooks the rear aspect. Two side and two top opening lights. Corniced ceiling. Single panel radiator. Bank of fitted wardrobes comprises two doubles and one single. With an inset mirrored panel. Centre dressing table with wall mirror and light above.

KITCHEN

3.18m x 2.54m (10'5 x 8'4)

Double glazed window overlooks the side elevation with views along Inglewood Close. Top opening light. Eye and low level cupboards and drawers. One and a half bowl single drainer sink unit with centre mixer tap. Laminate working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Creda four ring electric hob with an illuminated extractor canopy above. Neff electric double oven and grill. Space for a fridge. Single panel radiator. Television aerial point. Ceiling extractor fan. Obscure double glazed door leading to the Utility.

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BEDROOM TWO

3.43m x 2.57m (11'3 x 8'5)

Second double bedroom. Double glazed window overlooks the rear aspect. Two side and two top opening lights. Corniced ceiling. Single panel radiator. Two mirror fronted double wardrobes. Centre dressing table with drawers below and wall mirror. Further storage above.



SHOWER ROOM/WC

3.40m x 1.45m (11'2 x 4'9)

Obscure double glazed outer window with top opening light. Three piece white suite comprises: Corner shower cubicle with a pivoting glazed door and plumbed shower. Vanity wash hand basin with cupboards below, centre mixer tap and side displays. Low level WC completes the suite. Single panel radiator. Tiled walls. Loft access. Built in cupboard with folding louvre doors housing a hot water cylinder.



OUTSIDE

A stone flagged centre pathway leads to the front door with external wall light and outside tap. With a lawned garden continuing to the front of the bungalow bordering Ash Drive with well stocked mature shrub borders and rockeries. A block paved driveway is approached from Inglewood Close providing excellent off road parking and leading directly to the large garage. Adjoining double opening timber gates gives access to a car port 17'6 x 8'6 offering further private off road parking if required. Additional side timber gate giving pedestrian access to the rear.

To the immediate rear is an enclosed patio garden laid for ease of maintenance with block paving, incorporating the previously described car port. External lighting and garden tap.



TIMBER FRAMED GARDEN STORE

2.36m x 1.91m (7'9 x 6'3)

With power connected. Providing very useful extra storage space. Inner door leading to the Garage.

LARGE GARAGE

7.80m x 3.45m (25'7 x 11'4)

Superb garage approached through a large electric up and over roller door. With a high level pitched roof and having additional loft storage space. Ideal parking space for a caravan/motorhome etc. Power and light connected. Two double glazed windows with top opening lights provide some natural light.

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CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Vaillant boiler in the Utility serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

SOLAR PANELS

The bungalow has Solar Panels fitted to the side South facing aspect of the roof. They are privately owned and are subject to getting back a return on the utilities.

TENURE FREEHOLD/COUNCIL TAX

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

LOCATION

This two/three bedroomeed detached bungalow is situated in the heart of Warton Village on the corner of Ash Drive and Inglewood Close, 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 potential this property has to offer, which is in need of some modernisation. With a feature large garage with electric up and over roller door providing excellent storage space for a caravan/motor home etc. No onward chain.

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

THE GUILD

John Ardern & 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.

PROPERTY MISDESCRIPTION ACT

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 May 2023

2, Inglewood Close, Bryning With Warton, PR4 1DX



Total Area: 76.9 m² ... 828 ft²

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	93
(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	

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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

