



ESTATE AGENTS • VALUER • AUCTIONEERS



20 Chancel Drive, Warton

- Superb Modern Detached Family House
- Spacious Hallway & Cloaks/WC
- Lounge & Open Plan Fitted Dining Kitchen
- Utility Porch
- Four Bedrooms
- Two En Suite Shower Room/WCs & Bathroom/WC, Shower.
- Enclosed Rear Lawned Garden With Two Patio Areas.
- Garage & Off Road Parking
- No Onward Chain
- Freehold, Council Tax Band E & EPC Rating B

Offers In The Region Of £350,000

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



www.johnardern.com



20 Chancel Drive, Warton

GROUND FLOOR

External canopied porch entrance.

ENTRANCE HALL

16'4 x 7'2



Nicely presented and spacious hallway. Staircase leads off with spindled balustrade. Access leads directly into the garage.

CLOAKS/WC

6'2 x 3'9



Two piece white suite comprises: corner fixture wash hand basin with chrome mixer tap. Low level WC. Panel radiator. Ceiling downlights and extractor fan. Amtico floor.

LOUNGE

14'7 x 11'2



Nicely appointed reception room with double glazed picture window with two side opening lights overlook the front elevation. Panel radiator. Host of power sockets including television and telephone points.

FAMILY DINING-KITCHEN

25' x 9'3



Full width FAMILY dining-kitchen with two double glazed matching windows with opening lights overlook the landscaped rear garden. Double opening, double doors give outside access. The kitchen has an excellent range of wall and floor mounted cupboards and drawers. Laminate working surfaces with discreet downlighting. Inset one & a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built in AEG appliances comprise: automatic electric oven and grill. Combination microwave oven above. Five ring gas hob with illuminated extractor canopy above. Integrated

dishwasher. Built in fridge and freezer. Adjoining high level breakfast bar. Ceiling downlights. One double and separate single panel radiator. Feature Amtico floor.

DINING-KITCHEN



UTILITY PORCH

6' x 5'2



With matching Amtico floor covering. Plumbing facilities for automatic washing machine set beneath a matching working surface and cupboards above. Panel radiator. Outer door with upper obscure double glazed panel. Ceiling extractor fan.

FIRST FLOOR



Approached from the previously described staircase leading to the upper landing with double glazed opening window. Panel radiator. Airing cupboard with an insulated hot water cylinder and over head light. Further bulk-head store cupboard.

BEDROOM SUITE ONE

13'9 x 12'4



Very well appointed principle double bedroom with double glazed window with two opening lights overlooking the front elevation. Panel radiator. Excellent range of fitted wardrobes with sliding mirror fronted doors. Television aerial point.

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EN SUITE SHOWER ROOM/WC

7'7 x 7' into shower



Three piece white suite comprises: step in tiled shower compartment with a plumbed shower and sliding outer door. Vanity wash hand basin set in a laminate surround with cupboard beneath and fitted mirror over together with chrome waterfall mixer tap. Integral semi concealed low level WC. Chrome heated ladder towel rail. Obscure double glazed opening outer window. Ceiling downlights and extractor fan.

BEDROOM SUITE TWO

9'7 x 8'6



Nicely presented second bedroom suite with double glazed window with side opening light overlooks the rear garden. Panel radiator. Fitted wardrobe with sliding mirror fronted doors. Television aerial socket.

EN SUITE SHOWER ROOM/WC

7'3 into shower x 5'5

Comprising: step in tiled shower compartment with a plumbed shower and pivoting glass outer door. Vanity wash hand basin set in a laminate surround with cupboard beneath and mirror over and adjoining semi concealed low level WC. Chrome heated ladder towel rail. Ceiling extractor fan and halogen downlights. Obscure double glazed opening outer window.

BEDROOM THREE

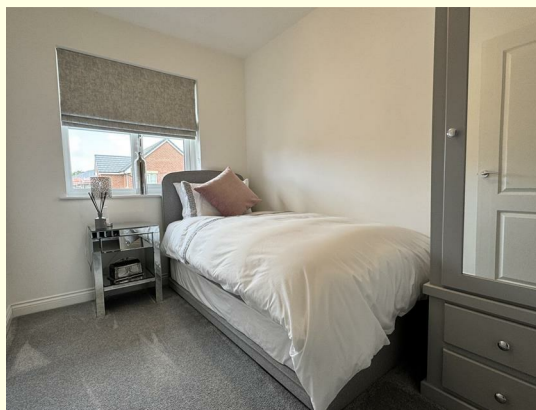
11'8 x 9'5



Third double bedroom with double glazed window with side opening light enjoying views of the rear garden. Television aerial point. Built in cupboard with hanging rail and storage above.

BEDROOM FOUR

9'4 x 6'9



Larger than average fourth bedroom with double glazed window with side opening light overlooks the front elevation. Panel radiator.

BATHROOM/WC

8'6 x 7'8

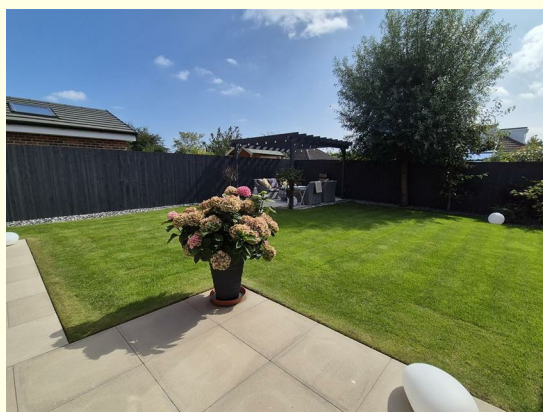


(max 'L' shaped measurements) Well appointed four piece suite comprises: panelled bath with chrome mixer tap and hand shower. Splash back tiling. Step in tiled shower compartment with a plumbed shower and pivoting outer door. Wash hand basin set in a laminate vanity unit with cupboard beneath and mirror over with halogen downlight. The suite is completed by a low level WC. Further ceiling downlights and extractor fan. Obscure double glazed opening outer window. Panel radiator.

CENTRAL HEATING

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

OUTSIDE



To the front of the property the garden has been laid for ease of maintenance with double car parking space which approaches the integral garage. Side stone chipped border with privet hedging. Paved pathway bordered with matching stone chippings leads to the rear garden via a security gate.

To the immediate rear and approached from double doors from the dining kitchen there is a superb lawned garden with

maturing trees, plants and paved pathway and front patio. To the rear there is a feature pergola entertaining area with raised stone paving and bordered by the matching chippings with individual lighting and adjoining water feature together with two all weather 13 amp power points. The garden must be inspected to be fully appreciated and enjoys a south facing aspect. External garden tap and all weather power point.

INTEGRAL GARAGE

17'3 x 8'4

With up & over door together with connecting door to the main hall. Power and light supplies. Wall mounted Ariston central heating boiler.

DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units

N.B

NO ONWARD CHAIN

LOCATION

This superb four bedroom detached family home was constructed in approx 2020 and carries the balance of an NHBC ten year warranty. Situated just off Church Road in the heart of Warton with its local 'pub', primary schools and village stores including a recently opened Tesco Express and Subway. Wrea Green Village and Lytham centre with its comprehensive shopping facilities and town centre amenities are also an easy drive away. The M55 motorway access is also within a very short driving distance from the property. Transport services are available on Lytham Road with routes into Lytham St Annes, Freckleton and Preston. BAE Systems is also close by. An internal and external inspection is strongly recommended to appreciate the family accommodation this property has to offer with front open views. No onward chain.

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 of £ is currently levied.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with

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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.

INTERNET CONNECTION/MOBILE PHONE SIGNAL

Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

Consumer Protection from Unfair Trading Regulation

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 August 2024

20, Chancel Drive, Bryning With Warton, PR4 1FX



Total Area: 117.6 m² ... 1266 ft² (excluding garage)

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			93
(81-91) B		83	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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