JOHN ARDERN

"The Family Estate Agent"

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Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

28 Poplar Avenue, Warton

- Semi Detached House
- In a Popular Residential Area of Warton
- Spacious Lounge
- Open Plan Dining Kitchen & Conservatory
- Three Bedrooms & Family Bathroom/WC
- Useful Loft Room
- Gardens to the Front & Rear
- Garage & Driveway for Off Road Parking
- No Onward Chain
- Freehold, Council Tax Band C & EPC Rating D

£219,950

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

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GROUND FLOOR

ENTRANCE VESTIBULE
2.16m x 1.04m (7'1 x 3'5)
Approached through a UPVC outer door with an inset decorative stained glass panel. UPVC obscure double glazed window to the side. Overhead light. Side meter cupboard and cloaks hanging space. Inner part obscure glazed hardwood door leading to:

LOUNGE
5.23m x 4.83m (17'2 x 15'10)
Spacious full width principal reception room. UPVC double glazed window overlooks the front garden. Two side opening lights. Single panel radiator. Television aerial point. Telephone/internet point. Wall mounted electric log effect fire. Turned open tread staircase with a ranch style balustrade leads to the first floor. Double opening part obscure glazed doors lead to the adjoining Dining Kitchen.

OPEN PLAN DINING KITCHEN/CONSERVATORY
5.49m x 5.21m max (18' x 17'1 max)
(max L Shaped measurements) Spacious open plan Family Kitchen with Dining and Sitting Areas.

DINING KITCHEN
To the Dining Area is a single panel radiator and wood effect laminate floor, continuing through into the Conservatory. Overhead light. The Kitchen has a UPVC double glazed window overlooking the rear garden with a side opening light and tiled display sill. Adjoining UPVC outer door with inset double glazed panels gives direct rear garden access. Range of eye and low level cupboards and drawers. Incorporating a wine rack. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap set in wood effect laminate working surfaces with splash back tiling. Concealed downlighting. Built in appliances comprise: Lamona four ring gas hob. Stainless steel and glass illuminated extractor canopy above. Lamona electric double oven and grill. Freestanding fridge. Freestanding Beko washing machine. Concealed wall mounted Baxi combi gas central heating boiler. Number of inset ceiling spot lights.

CONSERVATORY
Conservatory area with a UPVC double glazed pitched roof and UPVC double glazed windows overlooking the rear garden. Three top opening lights. Double panel radiator. Matching wood laminate flooring. Three double 13amp power points.

FIRST FLOOR LANDING
2.49m x 0.84m (8'2 x 2'9)
Approached from the previously described staircase with a matching ranch balustrade. Overhead light. Door conceals the turned staircase leading up to the LOFT ROOM. Matching white panelled doors lead off to all 1st floor rooms.

BEDROOM ONE
3.96m x 3.33m (13' x 10'11)
Principal double bedroom with a UPVC double glazed window overlooking the rear of the property. Two side opening lights. Single panel radiator.

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BEDROOM TWO
3.45m x 3.00m (11'4 x 9'10)
Second double bedroom. UPVC double glazed window overlooking the front aspect with two side opening lights. Single panel radiator. Overhead light.

BEDROOM THREE
2.29m x 2.16m (7'6 x 7'1)
Third well proportioned bedroom. UPVC double glazed window overlooking the front elevation. Side opening light. Single panel radiator. Overhead light.

BATHROOM/WC
2.51m x 2.06m (8'3 x 6'9)
Good sized family bathroom comprising a four piece white suite. UPVC obscure double glazed window to the rear with a side opening light. Panelled bath with splash back tiling. Corner step in tiled shower cubicle with curved glazed sliding doors and a Triton electric shower. Pedestal wash hand basin with splash back tiling. Low level WC completes the suite. Single panel radiator. Ceramic tiled floor. Overhead light.

LOFT ROOM
4.42m x 4.22m max (14'6 x 13'10 max)
(some restricted head heigh) Very useful carpeted loft room lending itself to a variety of uses to suit. Approached via a narrow turned staircase with a side handrail and ranch style balustrades. Velux double glazed pivoting roof light to the rear elevation. Single panel radiator. Two overhead lights. Access points to the roof eaves. Three double 13amp power sockets.

OUTSIDE
To the front of the property is a low walled garden which has been laid to lawn with inset shrubs and side raised flower beds. An adjoining block paved driveway provides good off road parking and leads down the side of the property through double opening gates, with further parking in front of the Garage and a bin store area.

To the immediate rear the garden has again been laid to lawn with side shrub borders and a concrete patio area. Garden tap

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GARAGE

7.52m x 3.23m (24'8 x 10'7)

Brick Garage approached through an up and over door. Side hardwood personal door. UPVC obscure double glazed window provides some natural light. Power and light connected.

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

TENURE FREEHOLD/COUNCIL TAX

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

LOCATION

This spacious three bedroomed semi detached family home with a very useful LOFT ROOM is situated in the heart of Warton with its primary schools and village stores including a Tesco Express and Subway. Lytham centre with its comprehensive shopping facilities and town centre amenities are only a 5/10 minute drive away. Kirkham, Freckleton and the M55 motorway access are all within a very short driving distance from the property. Bus services are available on Lytham Road with routes into Lytham St Annes, Freckleton and Preston. BAE Systems is also within easy walking distance. An internal and external inspection is strongly recommended to appreciate the spacious accommodation this property has to offer, ideal for first time buyers, young families and investors. 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

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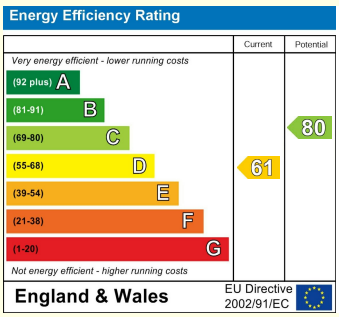

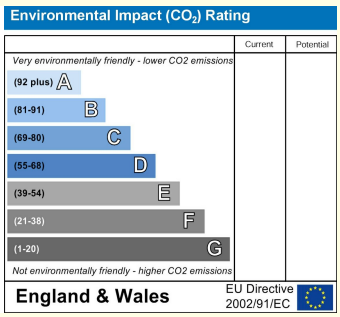

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