



ESTATE AGENTS • VALUER • AUCTIONEERS



6 Riversleigh Way, Warton

- Modern Detached Family House
- Known as 'The Brookline'
- Lounge
- Open Plan Dining Kitchen
- Utility Room & Cloaks/WC
- Four Bedrooms
- En Suite Shower/WC & Family Bathroom/WC
- Garden to the Front & Rear
- Garage & Off Road Parking
- Leasehold, Council Tax Band D & EPC Rating B

£289,950

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



www.johnardern.com



6 Riversleigh Way, Warton

GROUND FLOOR

HALLWAY

2.01m x 1.37m (6'7" x 4'6")

Approached through an outer door. Single panel radiator. Staircase leads to the first floor with side hand rail. Overhead light. Inner contemporary panel door leading to the Lounge.

LOUNGE

5.33m x 2.95m (17'6" x 9'8")

Spacious reception room. UPVC double glazed window overlooks the front garden with two side opening lights. Double panel radiators. Television aerial point. Telephone point. Wall mounted central heating programmer control. Door leading to the Dining Kitchen.



DINING KITCHEN

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

Spacious family open plan Dining Kitchen. UPVC double glazed window overlooks the rear garden with a side opening light. Range of eye and low level cupboards and drawers. Caple stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in wood effect working surfaces. Built in appliances comprise: Zanussi four ring gas hob. Zanussi illuminated extractor canopy above. Bosch electric oven and grill. Integrated Blomberg fridge/freezer and an Indesit dishwasher, both with matching cupboard fronts. Double panel radiator. Inset ceiling spot lights. Wood effect flooring. Inner door leads to the Utility Room. Door reveals a very useful deep understair cloaks/store cupboard with matching flooring, overhead light and power point. Note: The current Vendor houses their condensing tumble dryer in the this store cupboard (not included in the sale). UPVC double glazed double opening French doors overlook and give direct access to the rear garden.



UTILITY ROOM

2.24m x 1.85m (7'4" x 6'1")

Useful separate Utility Room. UPVC outer door with an inset double glazed panel gives rear garden access. Matching eye and low level cupboards. Stainless steel single drainer sink unit, with a centre mixer tap, set in matching work surfaces. Wall mounted concealed Ideal Logic combi gas central heating boiler. Integrated Indesit washing machine. Matching wood effect flooring. Overhead light and ceiling extractor fan. Single panel radiator. Inner door leading to the Cloaks/WC.



CLOAKS/WC

1.85m x 1.12m (6'1" x 3'8")

UPVC obscure double glazed opening window to the side elevation. Tiled display sill. Two piece modern white suite comprises: Semi concealed low level W.C. Vanity wash hand basin with a centre mixer tap and cupboard below. Splash back tiling. Single panel radiator. Matching flooring. Overhead light and extractor fan.



FIRST FLOOR LANDING

Approached from the previously described staircase. Access to the loft space. Built in store cupboard with an overhead light. Matching panel doors leading off.

BEDROOM ONE

4.57m max x 3.28m + wardrobes (15' max x 10'9" + wardrobes)

Well fitted principal double bedroom. UPVC double glazed window overlooks the front elevation with two side opening lights. Single panel radiator. Extensive range of fitted bedroom furniture comprises: Two double wardrobes with matching bedside drawer units and further overbed storage. Two additional double wardrobes. Television aerial point. Door leading to the En Suite.



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EN SUITE SHOWER/WC

1.88m into shower x 1.42m (6'2 into shower x 4'8)

Modern three piece white suite comprises: Wide step in shower cubicle with sliding glazed doors and an Aqualisa electric shower. Laufen semi concealed low level WC. Wall hung wash hand basin with a centre mixer tap. Tiled display sill. Single panel radiator. Part tiled walls. Two inset ceiling spot lights and ceiling extractor fan.



BEDROOM TWO

4.65m x 2.67m (15'3 x 8'9)

Second tastefully presented double bedroom. UPVC double glazed window to the front elevation with two side opening lights. Single panel radiator.



BEDROOM THREE

3.53m x 2.64m (11'7 x 8'8)

Third well proportioned double bedroom. Double glazed window overlooks the rear aspect with a side opening light. Single panel radiator.



BEDROOM FOUR

3.10m x 1.91m (10'2 x 6'3)

UPVC double glazed window to the rear elevation with a side opening light. Single panel radiator.



BATHROOM/WC

1.96m x 1.91m (6'5 x 6'3)

Modern family bathroom comprising a three piece white suite. UPVC obscure double glazed opening window to the rear elevation. Tiled display sill. Panelled bath with a centre mixer tap. Pivoting glazed shower screen and a plumbed overbath shower. Laufen wall hung wash hand basin with a centre mixer tap. Semi concealed low level WC completes the suite. Four inset ceiling spot lights. Ceiling extractor fan. Single panel radiator.



OUTSIDE

To the front of the property is a lawned garden with side shrub borders. An adjoining driveway provides off road parking and leads directly to the Garage. A stone flagged pathway leads to the front covered entrance with an external wall light. External gas and electric meters. Timber gate gives direct access to the rear garden. The boundary to the front, extends across the road directly in front of the house to the hedging, providing additional useful off road parking if required.

To the immediate rear is a good sized family garden laid to lawn with side flower and shrub borders. Stone flagged pathways and a useful bin store area to the side of the house. External garden light. Outside tap. Timber garden store.



GARAGE

4.80m x 2.62m (15'9 x 8'7)

Attached brick garage approached through an up and over door. Power and light supplies connected.

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CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Ideal Logic combi boiler in the Utility Room serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £348 per annum. We understand the Freehold could be purchased at a cost of £5000 plus legal fees and the current Vendor would be prepared to cover the cost for this.
Council Tax Band D

INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

This very well appointed four bedroomed detached family home, known as 'The Brookline' was constructed in 2016 by Prospect Homes. The development is situated in the heart of Warton village with its primary schools and village stores including a Tesco Express, Starbucks and Subway. Lytham centre with its comprehensive shopping facilities and town centre amenities are only a 5 minute drive away. Kirkham, Freckleton and the M55 motorway access are all 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 within easy walking distance. An internal and external inspection is strongly recommended to appreciate the accommodation this property has to offer.

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

Consumer Protection from Unfair Trading Regulation

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 January 2025

6, Riversleigh Way, Bryning With Warton, PR4 1EX



Total Area: 104.5 m² ... 1125 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		92
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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