

Mark  
Webster  
estate agents



Ivy Croft Road  
Warton

£229,500

\*\*\* NO UPWARD CHAIN - VILLAGE LOCATION - GARAGE - EXTENDED TO THE REAR \*\*\*. For sale with MARK WEBSTER estate agents is this nicely situated three bedroom semi-detached property briefly comprising: Reception hall, inner hall, lounge, dining area, extended kitchen, store room/utility, three bedrooms, good sized bathroom and an enclosed rear garden.

## RECEPTION HALL

9' 7" x 6' 3" (2.92m x 1.91m)

Having an opaque double glazed composite style entrance door, double glazed window, laminated wooden effect flooring and a double glazed sliding door giving access to...

## INNER HALL

9' 9" x 5' 8" (2.97m x 1.73m)

Having stairs leading off to the first floor landing and a door to the lounge.

## LOUNGE

18' 0" x 11' 2" (5.49m x 3.4m)

Feature fireplace, electric storage heater, door to the kitchen and an arched opening to...

## DINING AREA

10' 0" x 7' 9" (3.05m x 2.36m)

Double glazed sliding patio style doors leading out to the rear garden and an electric storage heater.

## EXTENDED KITCHEN

18' 0" x 7' 0" (5.49m x 2.13m)

Double glazed window to rear aspect, high level opaque double glazed window to side aspect, laminated wooden effect flooring, range of kitchen units, roll edge work surfaces, space for an electric cooker, further appliance spaces, opaque double glazed side entrance door and a door to...

## STORE ROOM/UTILITY

6' 9" x 5' 1" (2.06m x 1.55m)

Opaque double glazed window to side aspect, useful appliances space.

## FIRST FLOOR LANDING

Having an electric storage heater and doors leading off to...

## BEDROOM ONE

11' 4" x 9' 9" to the fitted wardrobes (3.45m x 2.97m)

Double glazed window to rear aspect and full width fitted wardrobes.



## BEDROOM TWO

12' 6" x 8' 6" (3.81m x 2.59m)

Double glazed window to front aspect and an electric storage heater.

## BEDROOM THREE

9' 6" x 6' 5" (2.9m x 1.96m)

Double glazed window to front aspect.

## BATHROOM

11' 4" x 6' 7" (3.45m x 2.01m)

Opaque double glazed window to rear aspect, door to the airing cupboard, low level WC, pedestal wash hand basin, panelled bath and tiling to splash back areas.

## TO THE EXTERIOR

The front garden is laid to lawn with a driveway providing off road parking with a side pedestrian gate giving access to the rear garden. The rear garden is mainly laid to lawn with a paved patio.

## GARAGE

15' 9" x 7' 10" (4.8m x 2.39m)

Having an up and over door and ceiling light.

**FIXTURES & FITTINGS:** Some items may be available subject to separate negotiation.

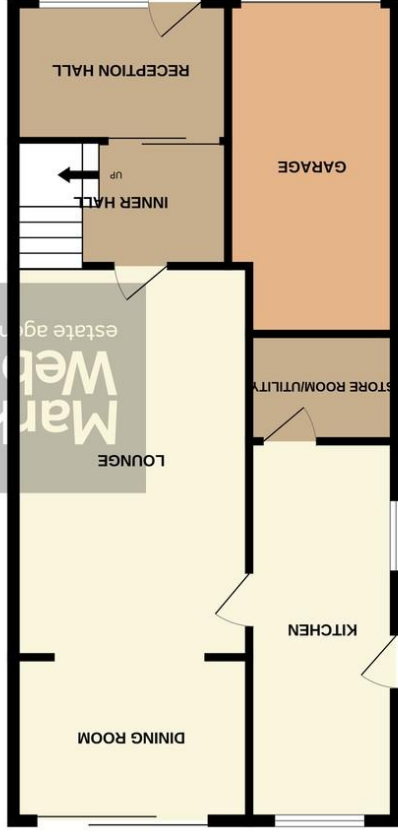
**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.





TOTAL FLOOR AREA: 1138 sq.ft. (105.7 sq.m.) approx.  
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