

**Mark  
Webster**  
estate agents



Ivy Croft Road  
Warton

O.I.R.O **£450,000**

\*\*\* BEAUTIFULLY PRESENTED FAMILY HOME - EXTENDED TO THE REAR - EXCELLENT CORNER POSITION \*\*\*. For sale with MARK WEBSTER estate agents is this large detached property briefly comprising: Lounge, family room, kitchen/diner, utility room, four bedrooms, bathroom & ensuite, double garage, rear garden and driveway. Viewing is essential.

## PORCH

Having a double glazed sliding door, double glazed windows and a door to...

## ENTRANCE HALL

Double panelled radiator, useful under stairs storage and doors to...

## GUEST WC 3' 9" x 7' 8" (1.14m x 2.34m)

Opaque double glazed window to front aspect, vinyl flooring, single panelled radiator, pedestal wash basin and a low level WC.

## LOUNGE 17' 9" x 12' 9" (5.41m x 3.89m)

Double panelled radiator and sliding doors to...

## FAMILY ROOM 10' 4" x 21' 6" (3.15m x 6.55m)

Double glazed windows to rear aspect, two skylight windows, double glazed French doors giving access to the rear garden, laminated wooden effect flooring, two double panelled radiators, multi-fuel burner, and double opening doors to...

## DINING AREA 11' 3" x 9' 1" (3.43m x 2.77m)

Double panelled radiator and open plan to...

## KITCHEN 14' 4" x 9' 8" (4.37m x 2.95m)

Double glazed window to rear aspect, column style radiator, a range of base and eye level kitchen units, square edge work surfaces, tiling to splash back areas, space for an electric cooker, ceramic sink, integrated dishwasher, space for an American style fridge/freezer and a door to...

## UTILITY ROOM 7' 4" x 9' 8" (2.24m x 2.95m)

Double panelled radiator, a range of base and eye level fitted units, roll edge work surfaces, ceramic sink, tiling to splash back areas, wall mounted central heating boiler, three appliance spaces and a door giving access to the rear garden.

## FIRST FLOOR LANDING

Double glazed window to front aspect, single panelled radiator and doors to...

## BEDROOM ONE 9' 7" x 14' 7" (2.92m x 4.44m)

Double glazed window to rear aspect, single panelled radiator, fitted wardrobes and an opening to...





### **ENSUITE 4' 2" x 6' 7" (1.27m x 2.01m)**

Opaque double glazed window to side aspect, vinyl flooring, heated towel rail, tiled walls, pedestal wash basin, low level WC and a shower enclosure with mixer style shower over.

### **BEDROOM TWO 9' 2" x 12' 9" (2.79m x 3.89m)**

Double glazed window to front aspect and a single panelled radiator.

### **BEDROOM THREE 12' 6" x 9' 8" (3.81m x 2.95m)**

Double glazed window to rear aspect and a single panelled radiator.

### **BEDROOM FOUR 9' 7" x 7' 1" (2.92m x 2.16m)**

Double glazed window to rear aspect, access to roof space and a single panelled radiator.

### **BATHROOM 9' 9" x 9' 8" maximum (2.97m x 2.95m)**

(7' 6" minimum length) Opaque double glazed window to side aspect, tiled floor, tiling to half height, heated towel rail, wash basin with useful vanity storage below, low level WC, panelled bath and a shower enclosure with mixer style shower over.

### **DOUBLE GARAGE**

**17' 2" x 19' 9" (5.23m x 6.02m)**

Having an electric roller door, rear entrance door, power and light.

### **TO THE EXTERIOR**

To the front of the property there is a good sized bloc paved driveway with access to the double garage, feature borders and a side access gate to the rear garden. The enclosed rear garden features a side allotment area with raised flowerbeds, a block paved patio area, wood chipped borders and a good sized lawn.

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

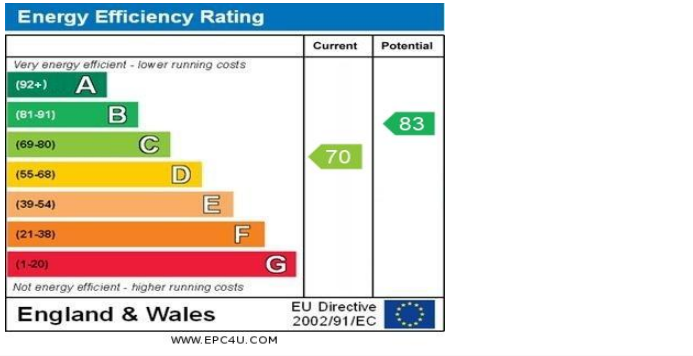
**SERVICES:** We understand that all mains services are connected.

**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 E. (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





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**Property Mis-description Act 1991** – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

**Misrepresentation Act 1937** – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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