



Red Marl Way
Warton
£206,250

*** 75% SHARED OWNERSHIP - WELL PRESENTED THROUGHOUT - DOUBLE LENGTH DRIVEWAY ***. For sale with MARK WEBSTER estate agents is this spacious property briefly comprising: Guest WC, lounge, kitchen/diner, three bedrooms, family bathroom, enclosed rear garden and driveway. Viewing is essential.

ENTRANCE HALL

Doors leading off to...

GUEST WC

5' 2" x 2' 10" (1.57m x 0.86m)

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

LOUNGE

16' 7" x 11' 9" maximum (5.05m x 3.58m)

(12' 9" x 7' 7" minimum) Double glazed window to front aspect, double panelled radiator, stairs leading off to the first floor landing and a door to...

OPEN PLAN KITCHEN/DINER

12' 1" x 15' 1" (3.68m x 4.6m)

Double glazed window to rear aspect, door to a useful under stairs storage cupboard, vinyl flooring, double panelled radiator, a range of tall, base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, stainless steel sink, gas hob, space for an electric single oven, two further appliance spaces, cupboard housing the central heating boiler, space for a fridge/freezer and double glazed French doors giving access to the rear garden.

FIRST FLOOR LANDING

Access to roof space, door to a useful storage cupboard, single panelled radiator and doors to...

BEDROOM ONE

11' 5" x 15' 2" maximum (3.48m x 4.62m)

(5' 2" x 11' 4" minimum) Two double glazed windows to front aspect and a single panelled radiator.

BEDROOM TWO

12' 4" x 8' 2" (3.76m x 2.49m)

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

BEDROOM THREE

9' 9" x 6' 8" (2.97m x 2.03m)

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



BATHROOM

6' 3" x 7' 10" (1.91m x 2.39m)

Vinyl flooring, single panelled radiator, tiling to splash back areas, pedestal wash basin, low level WC and a panelled bath with mixer style shower over.

TO THE EXTERIOR

The property has a small slate chipped front garden with a tandem driveway to the side which also provides access to the rear garden. The enclosed rear garden is mainly laid to lawn with fenced boundaries and a paved patio area.

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

SERVICES: We understand that all mains services are connected.

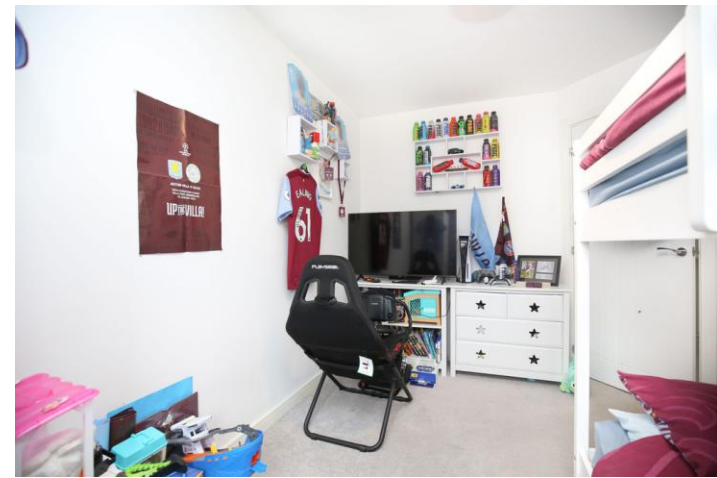
SERVICE CHARGES: £57.99 PCM

RENT: £190.46 PCM

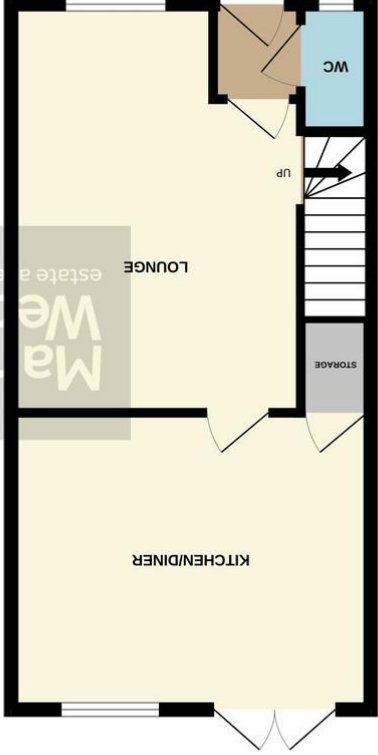
TENURE: We have been informed that the property is LEASEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

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).

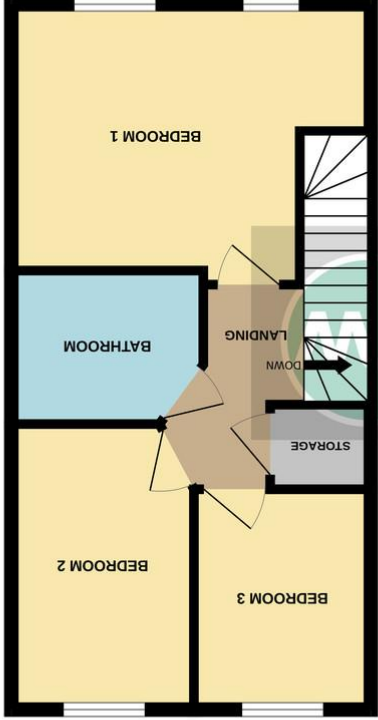
DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.

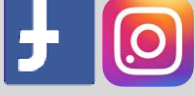


While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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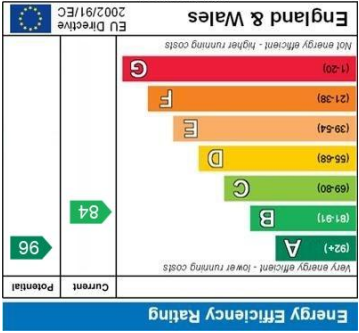
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