



Barn End Road
Warton

£185,000

*** CASH BUYERS ONLY - EXCELLENT POTENTIAL - POPULAR VILLAGE LOCATION ***. For sale with MARK WEBSTER estate agents and with no upward chain is this semi-detached leasehold property briefly comprising: Kitchen, lounge/diner, three bedrooms, shower room, rear garden, garage and driveway. Viewing is essential.

ENTRANCE HALL

Laminated wooden effect flooring, single panelled radiator, door to a useful under stairs storage cupboard and further doors to...

KITCHEN

Double glazed window to front aspect, laminated wooden effect flooring, double panelled radiator, door to the garage, a range of base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, composite style sink, space for an electric single oven, electric hob, space for a fridge freezer and a further appliance space.

LOUNGE/DINER

11' 9" x 15' 10" (3.58m x 4.83m)

Two double glazed windows to rear aspect, double glazed door giving access to rear garden, double panelled radiator and a feature fireplace.

FIRST FLOOR LANDING

Access to roof space, door to a useful storage cupboard and further doors to...

BEDROOM ONE

12' 10" x 9' 6" (3.91m x 2.9m)

Double glazed window to front aspect and a range of fitted bedroom furniture.

BEDROOM TWO

11' 9" x 9' 6" (3.58m x 2.9m)

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

BEDROOM THREE

9' 0" x 5' 9" (2.74m x 1.75m)

Double glazed window to rear aspect.

SHOWER ROOM/WET ROOM

7' 6" x 5' 8" (2.29m x 1.73m)

Opaque double glazed window to front aspect, panelled walls & ceiling, heated towel rail, wall mounted wash basin, low level WC and an electric shower.



GARAGE

28' 8" x 7' 7" (8.74m x 2.31m)

Having double opening doors, rear door, power & light.

TO THE EXTERIOR

The property offers a block paved driveway to the front as well as a small lawn and ramped access to the entrance door. The enclosed rear garden is of good size and is mainly laid to lawn with a paved patio area and rear access to the garage.

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

SERVICES: We understand that all mains services are connected.

CHARGES: £18 per year (Ground Rent)

TENURE: We have been informed that the property is LEASEHOLD with 37 years remaining, 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 B. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DET AILS 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. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



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GROUND FLOOR
666 sq.ft. (63.7 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.

While 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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