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53 Riversleigh Way, Warton PR4 1FD

£320,000

*Ideally Located 4-Bed Detached Family Home in Warton Village, Moments from Lytham:
Light-Filled Living Spaces, Integral Garage, and Outdoor Retreat Await in this Modern
Family Haven.*



Hallway

Composite external door to the front, with window. Staircase leading to the first floor, under stairs storage, radiator, ceiling light and carpeted flooring. Doors leading to the following rooms:

Lounge

UPVC double glazed window to the front. TV aerial point, radiator, ceiling light and carpeted flooring.

Dining Kitchen

UPVC double glazed French doors and window to the rear. Range of fitted wall and base units with wooden work surfaces incorporating breakfast bar and inset 1 ½ bowl stainless steel sink and drainer with mixer tap. Integrated appliances include: electric oven, four ring gas hob with stainless steel illuminated extractor above, fridge freezer, and dishwasher. Spot lighting, laminate flooring and glass splash back panel. Door to:

Utility

UPVC double glazed door to the rear. Matching wall and base units with with wooden work surface incorporating single bowl stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Laminate flooring, kickboard heater, ceiling light and extractor fan.

WC

UPVC double glazed obscure window to the side. Two piece white suite, comprising: vanity unit with inset wash hand basin and chrome mixer tap; and WC with concealed cistern and wall mounted push button flush. Part tiled walls, laminate flooring, extractor fan, ceiling light and radiator.

First Floor Landing

UPVC double glazed window to the front. Aforementioned staircase from the ground floor. Ceiling light, radiator, carpeted flooring and loft access hatch. Doors leading to the following rooms:

Master Bedroom

UPVC double glazed window to the rear. Ceiling light, radiator and carpeted flooring. Door to:

En-Suite

Three piece white suite, comprising: step-in shower enclosure with glass screen door, wall mounted electric power shower unit and handheld shower attachment on riser rail; wall mounted wash hand basin with chrome mixer tap; and WC with concealed cistern and wall mounted push button flush. Radiator, extractor fan, part tiled walls, spot lighting and tile effect vinyl flooring.

Bedroom Two

UPVC double glazed window to the front. Radiator, carpeted flooring and ceiling light.

Bedroom Three

UPVC double glazed window to the front. Radiator, carpeted flooring and ceiling light.

Bedroom Four

UPVC double glazed window to the rear. Radiator, carpeted flooring and ceiling light.

Family Bathroom

UPVC double glazed obscure window to the rear. Three piece white suite, comprising: panelled bath with wall mounted chrome controls, overhead rain shower, handheld shower attachment on riser rail and glass shower screen; wall mounted wash hand basin with chrome mixer tap; and WC with concealed cistern and wall mounted push button flush. Part tiled walls, tiled flooring, extractor fan, spot lighting and radiator.

Garage

Up and over door to the front. Power and lighting.

External

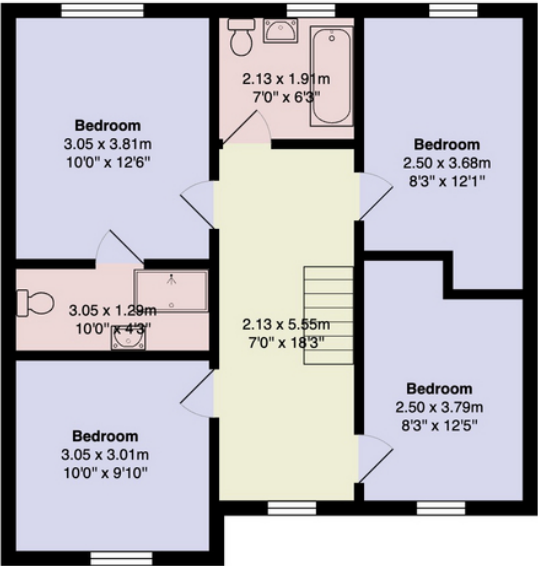
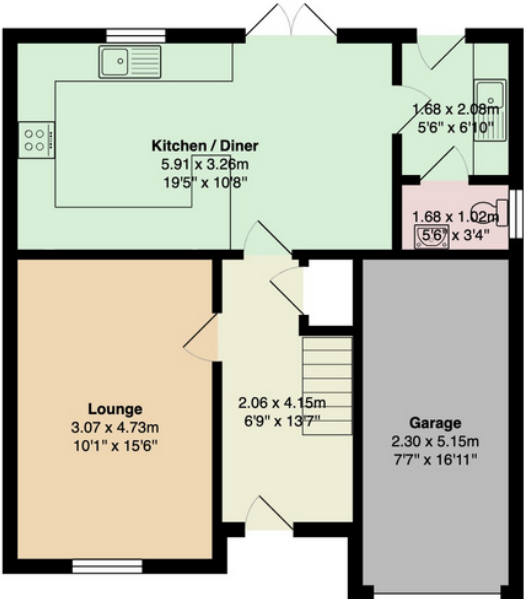
To the front, the garden is laid to lawn with bordering shrubbery, paved pathways and a driveway providing off road parking for two cars and access to the garage. The rare garden is mostly laid to lawn, with paved patio and pathways, raised decking area and timber shed/summer house.

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Floor Plans



Total Area: 126.2 m² ... 1359 ft²
All measurements are approximate and for display purposes only