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5 Easedale Lane, Warton PR4 1LL

£245,000

Modern Three-Bedroom Home with Spacious Open-Plan Living, Master Suite & Off-Street Parking in a Desirable Village Location



Entrance Hall

Enter through a composite front door with an obscured glass insert into the hallway, featuring fitted matting, a radiator, ceiling light fitting and a carpeted staircase leading to the first floor.

Kitchen Living Diner

A beautifully laid out space with laminate flooring and a range of wall and base units with laminate work surfaces, incorporating a one-and-a-half stainless steel sink with mixer tap and drainer, a four-ring Zanussi gas hob with an extractor fan hood, Zanussi double oven and grill, Zanussi dishwasher, and an integrated fridge freezer. Ceiling downlighting and a front-facing UPVC double-glazed window.

Open to a large living/dining room with two radiators, a pendant light, and French doors with fitted blinds opening to the rear garden. Door to:

WC

Laminate flooring, radiator, pendant light, and extractor fan. Low-level WC with button flush, pedestal wash basin with mixer tap and tiled splashback.

First Floor Landing

Carpeted flooring, radiator, and airing cupboard housing the Ideal Logic Combi boiler. Door to second staircase leading to the master suite, front-facing UPVC double-glazed window, and ceiling light fitting. Doors to the following rooms:

Bedroom Two

Carpeted flooring, radiator, rear-facing UPVC double-glazed window, and ceiling light fitting. Ample space for freestanding bedroom furniture.

Bathroom

Tiled flooring and half-tiled walls. Pedestal wash basin with mixer tap, low-level WC with button flush, and a panel bath with mixer tap and handheld shower attachment. Chrome heated towel rail, ceiling downlighting, and extractor fan.

Bedroom Three/Study

Carpeted flooring, front-facing UPVC double-glazed window, radiator, and ceiling light fitting.

Master Bedroom

Carpeted flooring, front-facing UPVC double-glazed window, and two radiators. Space for freestanding bedroom furniture and loft hatch. Doors to:

Walk-In Wardrobe

Carpeted flooring, radiator, fitted shelving with hanging rails, pendant light, and Velux window.

Ensuite

Tiled flooring, radiator, Velux window, ceiling downlighting, and extractor fan. Pedestal wash basin with mixer tap, low-level WC with button flush, and a step-in tiled shower cubicle with plumbed mixer shower.

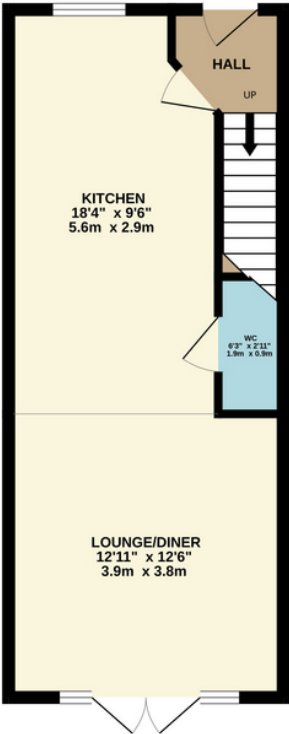
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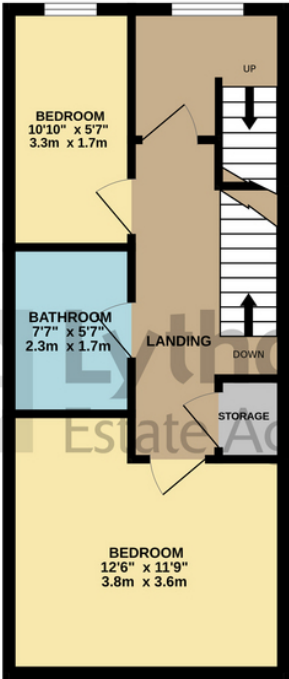


Floor Plans

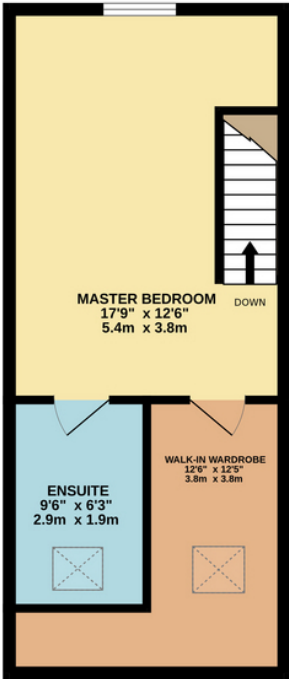
GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 sq.m.) approx.

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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