



15 Ash Drive, Warton, Preston, PR4 1DD

Price: £249,950

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		

- Gas central heating
- Double glazing
- Two reception rooms
- Extended Kitchen/Dining room
- Sought after location
- Attractive bathroom
- Located close to local amenities
- Large gardens, drive and garage

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FULL DESCRIPTION

This show home standard three bedroom semi detached dormer bungalow is located in a highly sought after residential location and is an ideal family or retirement home. The property is a credit to the present owner providing two reception rooms, extended kitchen/dining room, attractive and modern bathroom, three double bedrooms and beautifully landscaped and large lawn gardens for the avid gardener with well stocked and mature borders, driveway and garage. The home is on a large plot and backs onto grassland. The loft could be converted into a fourth bedroom. Internal viewing is essential. Be very quick to view!

ENTRANCE HALL

Double glazed door and window. Central heating radiator. Alarm system.

LOUNGE

Double glazed window. Central heating radiator. Living flame inset fire.

KITCHEN/DINING ROOM

Fitted wall and base units with double oven, gas hob and extractor hood. Plumbed for washing machine. Tiled splash backs. Two double glazed windows and door. Central heating radiator.

GROUND FLOOR BEDROOM 1

Double glazed window. Central heating radiator.

GROUND FLOOR BEDROOM 2

Double glazed window. Central heating radiator.

LANDING

Double glazed window. Central heating radiator. Access to walk in loft room.

BEDROOM 3

Double glazed windows. Central heating radiator.

LOFT ROOM

Potential fourth bedroom.

GARDENS

Beautifully maintained lawns with well stocked planted borders to the front and rear, offering a large rear garden with patio area, shed and driveway to the side leading to the garage.

Broadband

We are advised that the property can obtain broadband.

Mobile Data

We are advised that you are likely to have mobile phone coverage.

We would suggest that you also make your own enquiries as to mobile data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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TENURE

The property is **Freehold**

COUNCIL TAX

Band "C"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

16/08/2024



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Ground Floor



Floor 1



Approximate total area

1190.05 ft²
110.56 m²

Reduced headroom

120.16 ft²
11.16 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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