



Ennerdale Avenue, Warton

Offers in excess of £385,000



4



2



2

EPC rating: B

Tenure: Freehold

- Detached home
- Fitted Wardrobes
- Sunny Paved Patio

- Warton
- Separate Utility Room
- Integral Garage



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Description

A delightful 4 bedroom, 2 bathroom family home situated in a quiet location to just off Lytham Road, Warton. Mere minutes from BAE Systems.

Photographs



Situation

A delightful family home situated in a quiet location to just off Lytham Road, Warton. Mere minutes from BAE Systems.

Hallway

Accessed from the front of the property, LVT floor tiles with doors to the lounge, kitchen, integral garage and stairs to the first floor..

Lounge

A good size lounge, carpeted with double glazed box bay windows to 2 elevations, shutters, wall mounted radiator, ceiling light plug and aerial sockets.

3.37m x 4.94m (11'1" x 16'2")

Kitchen Dining Room

Open plan kitchen dining room with built in appliances including fridge freezer, electric oven and gas hob. South facing double glazed windows and bi fold patio doors.

3.65m x 6.32m (12'0" x 20'8")

Utility Room

Accessed off the kitchen with tiled flooring, space for a washing machine and tumble dryer, sink and work surfaces.

1.78m x 1.84m (5'10" x 6'0")

Cloakroom

A ground floor cloakroom accessed off the utility room, tiled flooring, w.c, hand basin, mirror and radiator.

0.93m x 1.77m (3'1" x 5'10")

Integral Garage

Accessed form the hallway, a good size integral garage.

3.04m x 6.03m (10'0" x 19'10")

Master Double Bedroom

A good size double bedroom, carpeted with double glazed window overlooking the front of the property. Fitted wardrobes, wall mounted radiator, ceiling light and plug sockets.

3.36m x 4.65m (11'0" x 15'4")

En Suite Shower Room

Accessed off the master bedroom, an en suite shower room, with glass shower cubicle, w.c, hand basin and heated towel radiator.

1.16m x 2.65m (3'10" x 8'8")

Guest Double

A good size double bedroom, carpeted with double glazed window overlooking the garden. Wall mounted radiator, ceiling light and plug sockets.

3.58m x 2.97m (11'8" x 9'8")

Bedroom 3 (Study)

A good size double bedroom, carpeted with double glazed window overlooking the garden. Wall mounted radiator, ceiling light and plug sockets.

2.69m x 2.73m (8'10" x 9'0")

Bedroom 4 (Dressing Room)

A good size double bedroom with laminate wooden floor with double glazed window overlooking the front of the property. Wall mounted radiator, ceiling light and plug sockets.

2.48m x 4.07m (8'1" x 13'5")

Rooms

Family Bathroom

Accessed off the landing with tiled floor and walls, bath tub with glass shower screen and electric shower over, w.c, hand basin with mirror above, heated towel radiator.

1.66m x 2.18m (5'5" x 7'2")

Loft

Boarded

Council Tax Band

Band E

EPC Band

Band B

Garden

Private South facing patio and lawn, accessed from the kitchen.

Additional Parking

Driveway parking for 2 cars.

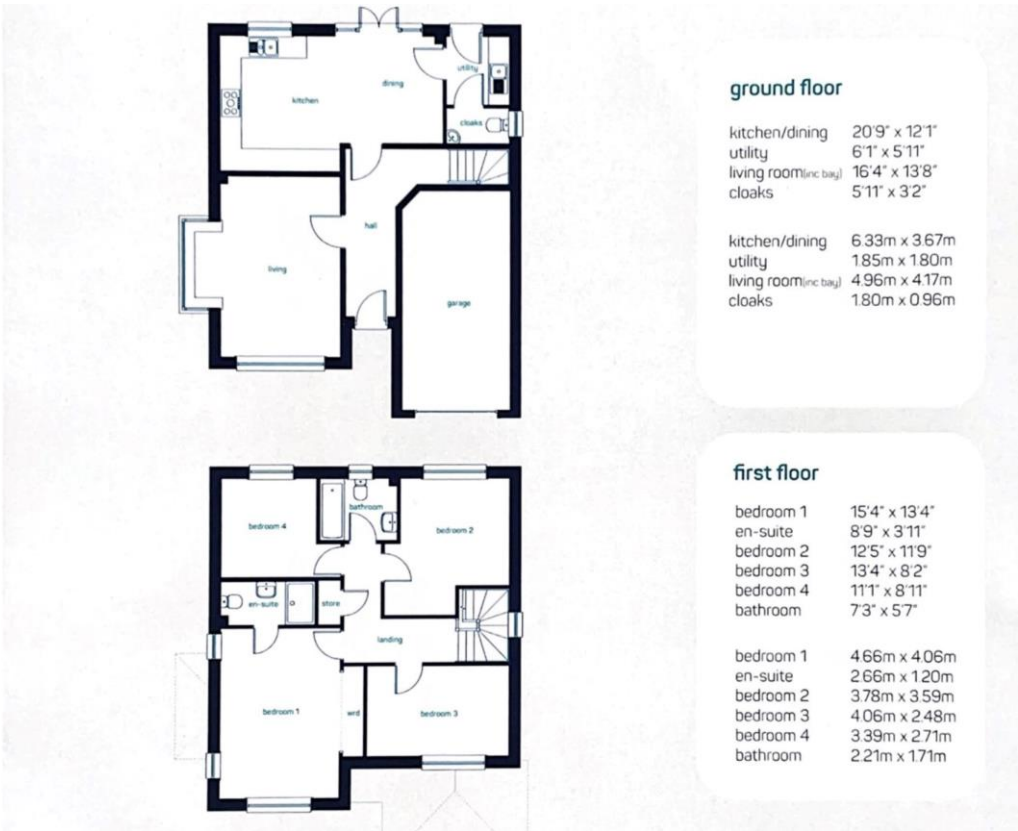
More photographs



More photographs



Floorplan



Map

