



ESTATE AGENTS • VALUER • AUCTIONEERS



3 Snowdrop Grove, Warton

- Modern Detached Family House
- Hallway & Cloaks/WC
- Lounge
- Full Width Open Plan Dining Kitchen
- Four Good Sized Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- South Facing Rear Garden
- Garage & Off Road Parking
- Gas Central Heating & Double Glazing
- Freehold & EPC Rating C

£305,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



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GROUND FLOOR

ENTRANCE HALLWAY

5.00m x 1.96m (16'5" x 6'5")

Nicely appointed central hallway approached through an outer door with an attractive leaded and obscure glass panels. Double panel radiator set behind a decorative screen. Telephone point. Staircase leads off with white spindled balustrade. Halogen downlights. Telephone point.



CLOAKS/WC

1.63m x 0.81m (5'4" x 2'8")

White piece two piece suite comprising. Pedestal wash hand basin with splash back tiling. Low level WC. Obscure double glazed opening outer window with matching tiled sill. Ceiling extractor fan.

LOUNGE

5.31m into bay x 3.15m (17'5" into bay x 10'4")

Nicely appointed principal reception room. Double glazed walk in bay window overlooks the front garden. Two side opening lights. Double panel radiator set beneath a decorative screen. Further single panel radiator to the bay. Sockets for Sky and Virgin Cable. Double doors with upper bevel edged leaded glass panels open and give additional access into the Dining Kitchen.



DINING KITCHEN

7.92m x 2.95m (26' x 9'8")

Superb full width FAMILY dining kitchen. Double glazed windows and matching double opening double glazed doors overlook and give access into the enclosed maturing rear garden. Wood laminate floor. Two double panel radiators. Wired for wall mounted television. To the kitchen area is an excellent selection of wall and floor mounted cupboards and drawers. Turned laminate working surfaces. Inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built in Electrolux appliances comprise. Electric automatic fan assisted oven and grill. AEG four ring electric induction hob. Illuminated extractor hood above. Integrated Beko washing machine and Bosch dishwasher, both with matching cupboard fronts. Part ceramic tiled walls.



FIRST FLOOR LANDING

4.70m x 1.93m (15'5" x 6'4")

Approached from the central staircase leading to the upper landing with matching white spindled balustrade. Double glazed window with side opening light overlooks the front garden. Panel radiator. Ceiling halogen downlights. Access to the loft. Useful store cupboard with side open shelving.



BEDROOM SUITE ONE

4.27m x 3.12m (14' x 10'3")

Well planned spacious principal double bedroom. Double glazed window with a centre opening light overlooks the rear garden. Panel radiator. Fitted wardrobe with sliding mirror fronted doors.



EN SUITE SHOWER ROOM/WC

2.36m into shower x 1.57m (7'9" into shower x 5'2")

White three piece suite comprises step in tiled shower compartment with a Triton electric shower. Pedestal wash hand basin with matching splash back tiling and mirror above. The suite is completed by a low level WC. Chrome heated ladder towel rail. Ceiling extractor fan.

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BEDROOM FOUR

2.64m x 2.51m (8'8 x 8'3)

Larger than average fourth bedroom. Double glazed window with two opening lights overlooks the front garden. Panel radiator.

BATHROOM/WC

2.51m x 1.96m (8'3 x 6'5)

White three piece suite comprising a panelled bath with part tiled walls and an Aqualisa electric shower and pivoting shower screen. Pedestal wash hand basin with matching splash back tiling. The suite is completed by a low level WC. Panel radiator. Ceiling extractor fan. Obscure double glazed opening outer window. Useful linen store cupboard with open shelving.

BEDROOM TWO

3.53m x 3.12m (11'7 x 10'3)

Second well proportioned double bedroom. Double glazed window with side opening lights overlook the rear garden. Panel radiator.



OUTSIDE

To the front of the property there is an easily managed lawned garden with maturing side dwarf hedging and flower bed. Double asphalt driveway gives off road parking for two cars and leads to the integral brick garage.

To the rear of the property there is a maturing landscaped SOUTH FACING garden laid to lawn with paved patio adjoining the house with external power sockets and lighting. Garden tap. Fitted parasol. Ornamental fish pond. Side kitchen garden and rear 'dutch barn' style garden store 12' x 10' with double doors and mezzanine floor.

BEDROOM THREE

3.40m x 3.25m (11'2 x 10'8)

Well proportioned third double bedroom. Double glazed window with centre opening light has views of the front garden. Panel radiator. Provision for wall mounted television.



GARAGE

5.18m x 2.39m (17' x 7'10)

With an up and over door. Power and light supplies connected. Wall mounted Ideal Logic combi gas central heating boiler.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Ideal Logic combi boiler in the garage serving panel radiators and giving instantaneous domestic hot water.

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DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band E

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £145 per annum is currently levied.

LOCATION

This delightfully appointed four bedroomed detached family house was constructed by Taylor Wimpey and is situated off Harbour Lane within minutes to the centre of Warton with its two primary schools and shopping facilities. There are transport services running to Lytham and Preston. BAE Systems is also within easy reach and the M55 motorway junction just a short driving distance away giving access to Manchester and The Lakes. Viewing essential.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

PROPERTY MISDESCRIPTION ACT

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared October 2023



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		89	England & Wales		
		78			
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	



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