



ESTATE AGENTS • VALUER • AUCTIONEERS



Holmestead 23 Church Road, Warton

- Spacious Detached Family House
- Central Open Hallway & Dining Room
- Impressive Principal Lounge
- Dining Kitchen
- Ground Floor 4th Bedroom/Study
- Three 1st Floor Double Bedrooms
- En Suite Shower/WC & Large Modern Bathroom/WC
- South Facing Rear Garden, Double Garage & Excellent Off Road Parking
- No Onward Chain
- Freehold & EPC Rating C

£440,000

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



www.johnardern.com



Holmestead 23 Church Road, Warton

GROUND FLOOR

SIDE ENTRANCE

With external wall light.

OPEN PLAN HALLWAY



Approached through an outer door with inset obscure double glazed leaded decorative panel. Full length obscure double glazed panel to the side provides good natural light. Staircase leads off to the first floor with a spindled balustrade. Wall mounted central heating programmer control. Dado rail. Merbau wood flooring. Archway to the adjoining open plan Dining Room.

DINING ROOM

10'5 x 8'7



Double glazed oriel bay window enjoys an outlook over the front garden. Deep display sill and two side opening lights. Double panel radiator. Matching Merbau flooring. Corniced ceiling with inset spot lights. Two wall lights and two corner music speakers.

LOUNGE

20'9 x 16'3 max



(max L shaped measurements) Impressive principal reception room approached from both the Hallway and Kitchen. Double glazed sliding patio doors overlook and give direct access to the SOUTH FACING rear garden. Additional double glazed window to the side aspect with a side opening light. Double panel radiator. Corniced ceiling with inset ceiling spot lights. Focal point of the room is a beautiful fireplace with a Dru gas log effect fire. Contemporary low level radiator. Wiring/cabling in place for a surround sound music system.



BEDROOM FOUR/STUDY

9'8 x 9'



Ground floor study which could also be used a ground floor 4th bedroom if required. Double glazed oriel bay window overlooks the front garden with a deep display sill and two side opening lights. Double panel radiator. Inset ceiling spot lights. Available by separate negotiation is the corner kneehole desk unit with drawers either side and the fitted glass fronted display shelving unit.

DINING KITCHEN

15'5 x 10'6 max



(max L shaped measurements) UPVC double glazed window overlooks the side of the property with a side opening light. Adjoining double glazed sliding patio doors give access to the side and rear of the property. Good range of eye and low level fitted cupboards and drawers. Incorporating a Mondo corner unit with carousel shelving below and a fitted chopping board. Ceramic Belfast sink with a centre mixer tap set in Corian working surfaces with splash back tiling and concealed down lighting. Additional low level plinth lighting and heating. Built in appliances comprise: Four ring Baumatic ceramic electric hob. Hotpoint stainless steel illuminated extractor canopy above. Neff electric oven and grill. Integrated Bosch fridge/freezer. Plumbing for a washing machine and plumbing for a dishwasher. Corniced ceiling with inset spot lights. Two wall lights. Karndeian flooring with electric underfloor heating. Door to the Lounge.



FIRST FLOOR LANDING

L shaped landing area approached from the previously described staircase. Inset ceiling spot lights. Dado rails. Two wall lights. Double doors reveal a very useful built in airing cupboard housing a wall mounted Baxi gas central heating combi boiler with linen storage space above and space and power for a tumble dryer if required. White panelled doors lead off to the first floor rooms.

BEDROOM ONE

18'7 x 12'4



Very well proportioned principal bedroom suite. Double glazed oriel bay window enjoys views to the front of the property. Two side opening lights and deep display sill. Single panel radiator. Inset ceiling spot lights and music speakers. Television aerial point. Excellent range of fitted bedroom furniture comprises: Bank of fitted wardrobes to one wall. Two additional double wardrobes, central kneehole dressing table with drawers and display shelving to either side. Wall mirror and further storage above. Door to the En Suite.

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BEDROOM TWO
11'6 x 10'9



Second double bedroom. Double glazed window overlooks the rear elevation with a side opening light. Single panel radiator. Corniced ceiling with inset spot lights.

EN SUITE SHOWER ROOM/WC
9'3 x 4'8



Obscure double glazed opening window to the side elevation. Tiled display sill. Three piece white suite comprises: Full width step in shower cubicle with a fixed curved glazed screen. Plumbed overhead shower and additional hand held shower. Wall hung wash hand basin with a centre mixer tap. Roca low level WC completes the suite. ceramic tiled walls and floor. Electric underfloor heating. Chrome heated ladder towel rail. Inset ceiling spot lights and extractor fan.

BEDROOM THREE
10'9 x 8'9



Third double bedroom. Double glazed window to the rear aspect. Side opening light. Double panel radiator. Dado rails. Corniced ceiling and inset spot lights. Fitted double wardrobe with an adjoining three drawer unit.

BATHROOM/WC

12'4 x 12'2 max



(max L shaped measurements) Very spacious family bathroom comprising a modern four piece white suite. UPVC obscure double glazed window to the side elevation with a side opening light. Corner panelled bath with spa fittings. Centre mixer tap and a hand held shower attachment. Step in shower cubicle with curved sliding doors and a plumbed overhead shower. Semi concealed low level WC. Matching wall hung vanity wash hand basin with drawers below. Centre mixer tap and an illuminated mirror above with glazed display shelf. Chrome heated ladder towel rail. Ceramic tiled floor with electric underfloor heating. Dado rails and corniced ceiling. Inset ceiling spot lights and two music speakers. Access to the part boarded loft space with a light and pull down ladder.

OUTSIDE



To the front of the property is a lawned garden with side flower and shrub borders. A driveway with central pebbled feature leads down the side of the house and provides excellent off road parking. Through double opening gates to additional secure parking directly in front of the large garage with side bin store area.

To the immediate rear of the property is a good sized south facing garden

laid to lawn supported by flower and shrub borders with patio area adjoining the rear of the house. External lighting. Additional side timber gate to the side of the house.



DOUBLE GARAGE

17'4 x 16'7



Large detached garage with a pitched roof, approached through an electric up and over door. Power and light connected. Loft storage space.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler (approx 3 years old) serving panel radiators and giving instantaneous domestic hot water. There is also electric underfloor heating in the Kitchen, En Suite and Bathroom/WC.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

CAVITY WALL INSULATION

The property has Cavity Wall Insulation.

TENURE FREEHOLD/COUNCIL TAX

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

Holmestead

23 Church Road, Warton

LOCATION

This spacious three/four bedroomed detached family property built in 1980 is situated in the heart of Warton on arguably one of the nicest residential roads leading from the centre with it's two primary schools and shopping and community centre. Warton is situated within easy driving distance to Lytham and is very convenient for BAE Systems offices in Warton which is within walking distance. Transport services are available nearby with routes into Lytham St Annes, Freckleton and Preston. The M55 motorway is also within a 15 minute driving distance. Viewing strongly recommend. No onward chain.

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 our their own investigations before contract. Details Prepared November 2023

Holmestead, 23, Church Road, Bryning With Warton, PR4 1BD



Total Area: 141.6 m² ... 1524 ft²

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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