



ESTATE AGENTS • VALUER • AUCTIONEERS



7 Ennerdale Avenue, Warton

- Superb Modern Detached Family House
- Lounge
- Open Plan Dining Kitchen
- Orangery Extension
- Utility Room & Cloaks/WC
- Four Bedrooms
- En Suite Shower/WC & Bathroom/WC
- South Facing Landscaped Rear Garden
- Garage, Off Road Parking & Electric Car Charging Point
- Freehold, Council Tax Band E & EPC Rating B

£365,000

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



www.johnardern.com



7 Ennerdale Avenue, Warton

GROUND FLOOR

Covered entrance with external wall light.

ENTRANCE HALLWAY



Nicely presented L shaped hallway approached through an outer door with inset obscure double glazed panels. Panel radiator on the inner wall with a decorative screen. Karndean tiled effect flooring throughout. Turned staircase leads off to the first floor with a side hand rail. Two overhead lights. Wall mounted room thermostat. White panelled doors leading off.

LOUNGE

16'2 x 10'5



Well proportioned reception room. UPVC double glazed window overlooks the front garden with two side opening lights. Fitted window blinds. Single panel radiator. Focal point of the room is an electric log effect illuminated fire with provisions for a wall mounted TV above.



OPEN PLAN DINING KITCHEN

18'10 x 10'1



Superb modern family Kitchen. UPVC double glazed window overlooks the rear garden with a side opening light and fitted window blinds. Range of eye and low level cupboards and drawers. One and a half bowl Blanco stainless steel sink unit with a centre mixer tap. Set in wood effect working surfaces with a matching splash back and concealed down lighting. Built in appliances comprise: Zanussi five ring gas hob with an illuminated extractor canopy above. Zanussi electric double oven and grill. Integrated fridge/freezer with a matching cupboard front. Plumbing and space for a dishwasher (note: a brand new Kenwood dishwasher currently stored in the garage in its original packaging, is included in the sale and just requires fitting by the new purchasers). Matching Karndean tiled effect flooring. Inset ceiling spot lights. Double panel radiator. Square arch leads to the adjoining Orangery. Door leading off to the Utility Room.



UTILITY ROOM

6'8 max x 5'8



Useful separate Utility room. Matching eye and low level cupboard. Stainless steel single drainer sink unit with a centre mixer tap. Matching work surface with splash back. Plumbing for a washing machine below.

Space for a 2nd appliance, tumble dryer etc. Wall mounted Logic combi gas central heating boiler. Single panel radiator. Matching Karndean flooring. Wall mounted extractor fan. Door leading to the WC.

CLOAKS/WC

5'8 x 3'10



UPVC obscure double glazed opening window to the side elevation. Two piece modern white suite comprises: Corner wash hand basin with splash back tiling and centre mixer tap. Low level WC. Single panel radiator. Matching Karndean flooring. Overhead light.

ORANGERY

13'5 x 12'6



Superb Orangery extension by Lytham Windows, added by the current Vendors. Double glazed lantern roof with an electrically opening roof light. Canopied inset spot lights. Two full length UPVC double glazed windows with top opening lights and fitted 'Night & Day' blinds. Double glazed Bi-folding patio doors overlook and give direct rear garden access. Television aerial point. Wall mounted contemporary electric panel radiator in anthracite grey. Matching Karndean flooring.

7 Ennerdale Avenue, Warton



FIRST FLOOR LANDING

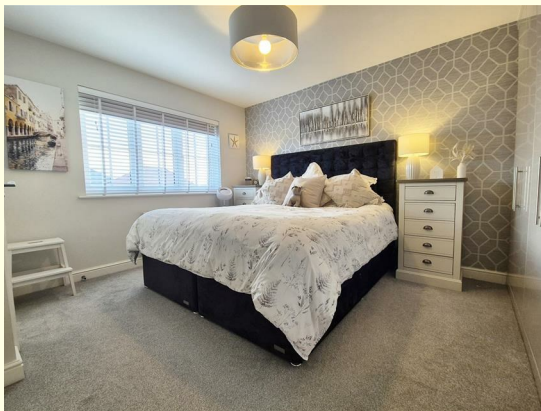
12'7 x 6'5



Approached from the previously described staircase with a white spindled balustrade. UPVC obscure double glazed opening window to the side elevation provides good natural light to the Hall, stairs and landing areas. Fitted 'Night & Day' blinds. Access to the loft space. Useful built in store cupboard. White panelled doors lead off.

BEDROOM ONE

13'3 x 12'2



Superbly presented principal double bedroom suite. UPVC double glazed window overlooks the aspect with two side opening lights and fitted window blinds. Single panel radiator. Television aerial point. Two double and single fitted modern wardrobes to one wall. Door leads to the En Suite.

EN SUITE SHOWER ROOM/WC

7'2 x 5'4



Obscure double glazed opening window to the front elevation, with fitted 'Night & Day' blinds. Tiled display sill. Three piece white suite comprises: Shower cubicle with glazed sliding doors and a plumbed shower. Ideal Standard pedestal wash hand basin with a centre mixer tap. Low level WC. Part tiled walls and floor. Three inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail. Wall mounted mirror fronted bathroom cabinet. Wall mounted shaving socket.

BEDROOM TWO

13'1 x 10'2 plus reveal



Second very tastefully decorated double bedroom. UPVC double glazed window overlooks the rear elevation with a side opening light and fitted window blinds. Single panel radiator. Television aerial point.

BEDROOM THREE

9'7 x 9'2



Third double bedroom. UPVC double glazed window overlooks the front elevation. Side opening light. Fitted window blinds. Single panel radiator.

BEDROOM FOUR

9'7 x 8'5



Fourth good sized bedroom currently used as a Dressing Room. UPVC double glazed window overlooks the rear aspect with a side opening light and fitted window blinds. Single panel radiator.

BATHROOM/WC

9'7 x 5'9



Modern family bathroom. UPVC obscure double glazed opening window to the rear aspect with fitted 'Night & Day' blinds. Tiled display sill. Three piece white suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Ideal Standard pedestal wash hand basin with a centre mixer tap. Low level WC completes the suite. Part tiled walls and floor. Illuminated mirror fronted bathroom cabinet. Four inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail.

OUTSIDE



To the front of the property is an open plan lawned garden with a stone flagged covered entrance with external wall light. Adjoining asphalt driveway provides off road parking and leads directly to the attached Garage.

To the immediate rear is a delightful enclosed garden enjoying a sunny south facing aspect. The garden has been attractively landscaped for ease of maintenance with a good sized stone flagged sun terrace adjoining the bi folding doors from the Orangery. Artificial lawn beyond with raised stone chipped borders, stocked with a mix of maturing real trees and artificial trees. External canopy lighting to the Orangery. All

7 Ennerdale Avenue, Warton

weather power points and garden tap. Modern garden shed. To the side of the house is a useful bin store area and timber gate giving direct access to the front of the property.



GARAGE

19'10 x 10'2

Single car garage approached through an up and over door. Power and light connected. Wall mounted electric car charging point.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Logic combi boiler (2022) in the Utility Room serving panel radiators and giving instantaneous domestic hot water. The Orangery has a contemporary electric column radiator.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

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 £200 per annum is currently levied (payable once the development has completed)

INTERNET CONNECTION/MOBILE PHONE SIGNAL

The current vendor has BT broadband and mobile phones with Vodaphone & EE and report a good signal throughout the property. Ultrafast Full Fibre Broadband is available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

This superbly presented four bedroomed detached 'Lymm' style family home with Orangery extension was constructed in 2022 by Anwyl Homes. The development 'Mill Green' is situated in the heart of Warton with its local 'pub', primary schools and village stores including a recently opened Tesco Express and Subway. Lytham centre with its comprehensive shopping facilities and town centre amenities are only a 5 minute drive away. Kirkham, Freckleton and the M55 motorway access are all within a very short driving distance from the property. Transport services are available on Lytham Road with routes into Lytham St Annes, Freckleton and Preston. BAE Systems is also within easy walking distance. An internal and external inspection is strongly recommended to appreciate the spacious, well planned accommodation this property has to offer.

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

Consumer Protection from Unfair Trading Regulation

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 March 2024



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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	

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			
England & Wales		EU Directive 2002/91/EC	



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.