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## 15 Texan Close, Warton

- Delightfully Presented Modern Detached Family House
- Hallway & Cloaks/WC
- Two Reception Rooms
- Fitted Dining Kitchen
- Four Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Landscaped Rear Garden, Garage & Driveway
- Gas Central Heating & Double Glazing
- Viewing Essential
- Leasehold, Council Tax Band E & EPC Rating B

**£329,950**

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



[www.johnardern.com](http://www.johnardern.com)



## 15 Texan Close, Warton

### GROUND FLOOR

#### HALLWAY

18'2 x 5'10 max



Spacious central L shaped entrance hallway. Approached through an outer door with an inset obscure double glazed panel. Additional double glazed panel above provides further excellent natural light to the Hall and Stairs. Karndean wood effect flooring with fitted door mat to the front door. Tastefully decorated with 'Designers Guild' wallpaper. Single panel radiator. Two overhead lights. Wall mounted room thermostat. Staircase leads off to the first floor with a white spindled balustrade. Built in cupboard conceals the circuit breaker fuse box. Additional built in cupboard houses a hot water cylinder. White panelled doors lead off to all ground floor rooms.

#### CLOAKS/WC

7'7 x 2'7



Two piece white Twyford suite comprises: Pedestal wash hand basin with a centre mixer tap and wall mirror fitted above. Low level WC. Matching Karndean flooring. Single panel radiator. Three inset ceiling spot lights and extractor fan.

#### LOUNGE

16'9 x 10'2



Impressive principal reception room. UPVC double glazed window overlooks the front garden with a top opening light. UPVC double glazed double opening French doors overlook and give direct access to the rear garden. Two single panel radiators. Television aerial point. Internet point. Two overhead lights. Focal point of the room is a fireplace with matching raised hearth and inset supporting an electric coal effect fire.

#### DINING ROOM

10'8 x 9'8 max



Second delightful reception room again with Designers Guild wallpaper. UPVC double glazed windows to the front and side elevations, both with top opening lights. Double panel radiator. Feature painted wood paneling to one wall.

## DINING KITCHEN

15'9 x 15'1 max



Spacious L shaped open plan family Kitchen. UPVC double glazed window overlooks the rear garden with a top opening light. Two further double glazed opening windows to the side aspect with fitted roller blinds. UPVC double glazed double opening French doors give direct access to the rear garden. Good range of white eye and low level cupboards and drawers. One and a half bowl stainless steel single drainer sink unit with a centre mixer tap. Set in Granite working surfaces with matching splash back and concealed down lighting. Additional kick space lighting. Matching central Island unit/breakfast bar with cupboards below and over counter lights. Built in appliances comprise: Wide Electrolux six ring gas hob. Glazed splash back and a stainless steel and glass illuminated extractor canopy above. Electrolux electric oven and grill. Microwave oven above. Slimline wine fridge. Zanussi integrated fridge/freezer, dishwasher and washer/dryer, all with matching cupboards fronts. Concealed wall mounted Ideal Logic gas central heating boiler. Wall mounted programmer control. Double panel radiator. Television aerial point. Ceramic tiled floor. Inset ceiling spot lights.



## FIRST FLOOR LANDING



Central landing approached from the previously described staircase with matching white spindled balustrade. Access to loft space. Single panel radiator. Double glazed opening window to the rear aspect provides excellent natural light. White panelled doors lead off.

## BEDROOM ONE

13'3 + wardrobes x 10'



Tastefully presented principal bedroom suite. UPVC double glazed windows to the front and side aspects

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with top opening lights. Double panel radiator. Bank of fitted wardrobes with sliding doors and having inset mirrored panels. Inset ceiling spot lights and overhead light. Wall mounted room thermostat. Panelled door leading to the En Suite.



**EN SUITE SHOWER/WC**  
6'7 x 3'9



UPVC obscure double glazed opening window to the side elevation with fitted roller blind. Three piece modern white suite comprises: Full width step in shower cubicle with sliding glazed doors and a plumbed shower. Twyford pedestal wash hand basin with a centre mixer tap and low level WC. Mirror fronted bathroom cabinet. Wall mounted shaving point. Single panel radiator. Ceramic tiled walls. Three inset ceiling spot lights and wall mounted extractor fan.

**BEDROOM TWO**  
13' + wardrobes x 8'8 + reveal



Second double bedroom. UPVC double glazed windows to the front and side elevations with top opening lights. Single panel radiator. Fitted double wardrobe with sliding mirrored doors. Overhead light.

**BEDROOM THREE**  
10'4 x 10'2 + wardrobes



Third nicely presented double bedroom. Double glazed window to the front elevation with a top opening light. Single panel radiator. Overhead light. Fitted double wardrobe with sliding door and inset mirrored panels.

#### **BEDROOM FOUR/STUDY**

7'6" x 7'



Fourth bedroom currently used as a study. Double glazed window to the rear elevation with a top opening light. Single panel radiator. Fitted single wardrobe with an inset mirrored panel. Display book shelves.

#### **BATHROOM/WC**

6'7" x 5'5"



Three piece modern white suite comprises: Panelled bath with a centre mixer tap, over bath shower and pivoting glazed screen. Twyford pedestal wash hand basin with a centre mixer tap and low level WC completes the suite. Large fitted wall mirror. Single panel radiator. Ceramic tiled walls. Six inset ceiling spot lights and extractor fan.

#### **OUTSIDE**



To the front of the property is an attractive garden with a wrought iron balustrade surround, lawned area with stone chippings and inset shrubs. A central stone flagged pathway leads to the front entrance with external wall light. Additional side lawn with low level hedge border. Adjoining block paved driveway leading to the Garage. External gas meter. Side gate gives direct rear garden access.

To the immediate rear is a superb enclosed landscaped garden. With a stone flagged patio area and pathways. Lawned areas with stone chippings, having inset shrubs and conifers. Further well stocked side flower and shrub borders. Rear slate chipped second patio area. Timber garden shed. External lighting and garden tap.



#### **GARAGE & PARKING**

17'8" x 9'2"

Single brick garage (note: the garage is attached to a neighbouring property's garage). Approached through an up and over door with driveway directly in front of the garage. Additional communal visitor parking is also conveniently located opposite. Pitched and tiled roof with a double glazed pivoting roof light. Power and light connected. Rear UPVC personal door with an inset double glazed panel and having integral window blinds.

#### **CENTRAL HEATING**

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

#### **DOUBLE GLAZING**

Where previously described the windows have been DOUBLE GLAZED

#### **TENURE/COUNCIL TAX**

The site of the property is held Leasehold for the residue term of 155 years subject to an annual ground rent of £250. Council Tax Band E

#### **MAINTENANCE**

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £128 per annum is currently levied.

# 15 Texan Close, Warton

## LOCATION

This superbly presented four bedroomed detached family home was constructed in 2020 by Barratt Homes, originally used as a show home before being acquired by the current owners approximately 18 months ago. The development 'Highgate Park' 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.

## INTERNET CONNECTION/MOBILE PHONE SIGNAL

The current vendor has mobile phones with EE and reports a very 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>

## NOTE

The carpets, curtains, blinds and majority of light fittings are included in the asking price.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## Consumer Protection from Unfair Trading Regulation

John Arden & 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 April 2024

15, Texan Close, Bryning With Warton, PR4 1EY



Total Area: 114.7 m<sup>2</sup> ... 1235 ft<sup>2</sup>

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			94
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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