



ESTATE AGENTS • VALUER • AUCTIONEERS



232 Lytham Road, Warton

- Deceptively Spacious Detached Bungalow Standing In A Good Sized Plot
- Tastefully Decorated Lounge with Bay Window
- Modern Fitted Dining Kitchen & Utility Area
- Large Extended En Suite Principal Bedroom
- Two Further Bedrooms & Bathroom/WC
- Large 1st Floor Loft Room & Adjoining Store Room
- Gardens to the Front, Side & Rear
- Garage & Excellent Private Off Road Parking For A Number Of Cars Or Caravan
- No Onward Chain
- Freehold, Council Tax Band D & EPC Rating D

£345,000

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



www.johnardern.com



232 Lytham Road, Warton

GROUND FLOOR

Covered entrance with two overhead inset spot lights. Two wall mounted external coach lights. Hardwood outer door leads to:

ENTRANCE VESTIBULE

4'9 x 4'2

Tiled floor with sunken mat well. Side meter cupboard. Overhead inset ceiling spot light. Inner obscure glazed door with matching side panels leads to:

CENTRAL HALLWAY

13'8 x 4'9



Central entrance hallway. Laminate wood effect flooring. Single panel radiator. Three inset ceiling spotlights. Wall mounted room thermostat. Panelled doors lead off, one of which conceals the staircase leading to the first floor.

LOUNGE

16'3 into bay x 13'10



Well appointed principal reception room with a newly fitted carpet. UPVC double glazed bay window overlooks the front garden with two top opening lights. Aerial point and adjoining power socket for a wall mounted TV. Single panel radiator. Two wall lights. Overhead light/ceiling fan.

DINING KITCHEN

13'8 x 10'8



UPVC double glazed window overlooks the side gardens with a centre opening light. Excellent range of high gloss eye and low level cupboards and drawers. Franke single drainer sink unit with centre mixer tap. Set in wood effect work surfaces with splash back tiling and concealed downlighting. Large matching peninsular breakfast bar with cupboards below and two pendant light fittings above. Built in appliances comprise: Bosch five ring gas hob set in a stainless steel surround. Illuminated extractor canopy over. Bosch electric oven and grill. Brand new Bosch freestanding dishwasher. Fridgemaster fridge/freezer with water dispenser. Matching laminate wood effect floor. Wall mounted television aerial point and adjoining power point. Six inset ceiling spot lights. Double panel radiator. Contemporary door leads to the rear porch and an archway leads to the Utility.



REAR PORCH

Matching laminate wood effect floor with fitted doormat. Overhead light. Side cloaks hanging space. Hardwood outer door with inset glazed panels opens and gives direct access to the rear garden

UTILITY AREA

5'6 x 4'9



Matching laminate floor. Overhead halogen ceiling light. Matching work surfaces and two matching wall mounted cupboards. Plumbing for an automatic washing machine. Space for tumble dryer. Wall mounted Baxi combi gas central heating boiler. Panelled door leads to the master bedroom suite.

BEDROOM SUITE ONE

22'10 x 11'1 max



Superb principal bedroom suite. Two UPVC double glazed windows enjoy an outlook over the rear garden. UPVC double glazed double opening French doors with matching side windows give direct access to the rear garden. Newly fitted carpet. Double and single panel radiators. Wall mounted television socket and adjoining power point. Panelled door leads to the En Suite.

EN SUITE WET ROOM/WC

8'9 x 5'3



UPVC double glazed outer window with obscure glass and a top opening light. Modern wet room with ceramic tiled walls and floor. Shower area with a plumbed overhead shower and an additional hand held shower. Low level WC. Vanity wash hand basin with drawers below and an illuminated wall mirror above. Wall mounted extractor fan. Double panel radiator. Four inset ceiling spot lights.

BEDROOM TWO

16'3 into bay x 10'8 + wardrobes



UPVC double glazed bay window overlooks the front garden with two top opening lights. Double panel radiator. Newly fitted carpet. Wall mounted television aerial point and adjoining power socket. Fitted furniture comprises two double and two single wardrobes. Telephone/internet point.

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BEDROOM THREE

11'9 max into reveal x 10'3



Third well proportioned bedroom which could easily be used as a separate Dining Room/Study if preferred. Newly fitted carpet. UPVC double glazed window overlooks the rear garden. Top opening light. Single panel radiator. Television aerial point.

BATHROOM/WC

6'9 x 6'2



UPVC double glazed window with obscure glass and a top opening light. Three piece white bathroom suite comprises: Panelled bath with centre mixer tap and a Mira shower over. Vanity wash hand basin with cupboards below and a centre mixer tap. RAK ceramics low level WC completes the suite. Wall mirror. Ceramic tiled floor and part tiled walls. Double panel radiator. Wall mounted extractor fan and overhead light.

1ST FLOOR LOFT ROOM

18'3 x 17'



(some restricted head height). Approached from an open staircase with spindled balustrade. Spacious loft room which has been previously used as a large bedroom suite. UPVC double glazed window overlooks the rear of the property with two side opening lights. Single panel radiator. Newly fitted carpets. Two Velux double glazed pivoting roof lights. Inset ceiling spot lights. Double panel radiator. Door leads to the Store Room.

ADJOINING STORE ROOM

12'6 x 9'1



Walk in room with matching fitted carpets. Overhead light. Double panel radiator. Access to roof eaves. This room could easily be converted to an en suite bathroom if required, subject to the usual consents, or a spacious walk in dressing room.

OUTSIDE



The front of the property is approached through double opening secure modern gates. There is a newly asphalted driveway leading directly to the garage and providing excellent off road parking for a number of cars . The front garden has been attractively laid with coloured slate chippings and surrounded by mature hedging. There is a private lawned garden which borders the side driveway and continues around to the rear of the bungalow.

To the immediate rear the garden has again been laid to lawn with a raised stone flagged patio and brick built BBQ area. Due to its situation the garden enjoys a sunny aspect. Garden tap and external lighting. Raised side borders and conifer hedging. Side bin store area and matching newly asphalted pathways.



GARAGE

15'1 x 9'

Approached through an up and over door. Obscure glazed outer window gives natural light. Power and light supplies.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler in the Utility serving panel radiators and giving instantaneous domestic hot water.

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 D

INTERNET CONNECTION/MOBILE PHONE SIGNAL

Ultrafast Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

This very well appointed three bedroom detached bungalow with a

232 Lytham Road, Warton

spacious 1st floor Loft Room is situated in the heart of Warton village 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

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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.

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232, Lytham Road, Bryning With Warton, PR4 1AH



Total Area: 144.8 m² ... 1559 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	79

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	



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