



ESTATE AGENTS • VALUER • AUCTIONEERS



18 Inglewood Close, Warton

- Detached Family House in a Delightful Location
- Spacious Through Lounge with Dining Area
- Conservatory
- Kitchen & Utility Room
- Ground Floor Shower Room/WC
- Four Bedrooms & Bathroom/WC
- Landscaped Garden to the Front & Rear
- Double Garage & Driveway for Off Road Parking
- No Onward Chain
- Freehold, Council Tax Band D & EPC Rating D

£349,950

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



www.johnardern.com



18 Inglewood Close, Warton

GROUND FLOOR

Front covered canopied entrance with two wall lights.

HALLWAY

12'2 x 6'1



Approached through an outer door with inset obscure double glazed leaded panels. Full length UPVC obscure double glazed panels to either side provide good natural light. Corniced ceiling. Telephone point. Staircase with spindled balustrade leads to the first floor. Useful deep cloaks/store cupboard. Matching panelled doors lead off.

LOUNGE WITH DINING AREA

25'1 x 12'1



Very spacious principal reception room. Double glazed window overlooks the front garden with two side opening lights. Two single panel radiators. Corniced ceiling. Two wall lights. Television aerial point. Focal point of the room is a stone fireplace with a raised polished hearth supporting a gas coal effect living flame fire. With two recessed side displays. Door leads to the Kitchen. Opening to the adjoining Conservatory.



CONSERVATORY

10'1 x 9'3 approx



UPVC double glazed windows overlook the rear garden with four top opening lights. Central double opening French doors give direct garden access. Pitched glazed ceiling with a central light/ceiling fan. Laminate wood effect flooring.

BREAKFAST KITCHEN

13'2 x 12'5 max



(max L shaped measurements) Approached from both the Hallway and Lounge/Dining Room. Double glazed window overlooks the rear garden with two side opening lights. UPVC

outer door with an inset obscure double glazed panel leads to the driveway. Eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Bosch four ring gas hob. Illuminated extractor hood above. AEG electric oven and grill. Space for a fridge. Plumbing and space for a dishwasher. Single panel radiator. Inset ceiling spot lights. Cupboard conceals a wall mounted Vaillant gas central heating boiler. Door to a deep understair store cupboard with shelving. Door to the Utility.

UTILITY ROOM

6'5 x 6'3

Useful separate Utility Room. UPVC double glazed opening window to the side elevation. Stainless steel single drainer sink unit with splash back tiling set in a laminate work surface. Eye and low level cupboards. Plumbing for a washing machine. Space for a tumble dryer. Single panel radiator. Overhead strip light.

SHOWER ROOM/WC

6'4 x 5'2 into shower



Feature UPVC obscure double glazed window to the front elevation an additional opening double glazed window to the side aspect. Three piece suite comprises: Step in shower cubicle with a pivoting glazed door and a plumbed shower. Vanity wash hand basin with a cupboard below, centre mixer tap and splash back tiling. Roca low level WC. Single panel radiator. Corniced ceiling and overhead light.

FIRST FLOOR LANDING



Approached from the previously described staircase. Corniced ceiling. Built in airing cupboard houses a lagged hot water cylinder. Matching panelled doors lead off.

BEDROOM ONE

13'4 x 12'2



Double glazed window overlooks the front of the property. Two side opening lights. Single panel radiator. Corniced ceiling.

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BEDROOM TWO 13'3 x 10'2 + wardrobe



Second double bedroom. Double glazed window to the front aspect. Two side opening lights. Single panel radiator. Corniced ceiling. Built in double wardrobe. Access to the loft space.

BEDROOM THREE 11'4 x 8'7



Double glazed window overlooks the rear elevation. Two side opening lights. Single panel radiator. Corniced ceiling.

BEDROOM FOUR 11'6 x 7'3



Fourth bedroom which has been used as a study/hobby room. Double glazed window overlooks the rear of the property. Side opening lights. Single panel radiator. Corniced ceiling. Hand built fitted double bookcase with a central display cupboard.

BATHROOM/WC 8'5 x 8'2 max



Obscure double glazed window to the rear elevation with a side opening light. Four piece suite comprises: Panelled bath. Step in shower cubicle with a pivoting glazed door and a Mira Excel shower. Ideal Standard pedestal wash hand basin. Low level WC completes the suite. Double panel radiator. Tiled walls. Inset ceiling spot lights.

OUTSIDE



To the front of the property is a very attractive garden with a block paved driveway providing off road parking. Additional concrete driveway leads down the side of the house, leading to the Garage. Side covered entrance with external wall light leads to the Kitchen. Front small lawn surrounded by block paved pathways, raised flower and shrub borders and a mature Horse Chesnut tree. Further pathway leads down the side of the house to the rear garden. External gas and electric meters.

To the immediate rear is a delightful 'cottage' style patio garden, again attractively landscaped with crazy paved and block paved pathways. Mature shrubs, flowering plants and trees. Central ornamental pond and small private sitting areas. Timber shed.



DOUBLE GARAGE

17'4 x 16'6



Approached through an electric up and over door. External light. Pitched roof with further storage space below. Power and light connected. Previously used as a work shop. Garden tap.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Vaillant boiler in the Kitchen serving panel radiators and 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 four bedroomed detached family property has a delightful end of cul de sac location in the heart of Warton, with it's two primary schools, shopping and community centre. Warton is situated within easy driving distance to Lytham and is very convenient for the BAE Systems offices which are 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 drive. Viewing strongly recommend to appreciate the potential this property has to offer. No onward chain.

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.

Consumer Protection from Unfair Trading Regulation

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18, Inglewood Close, Bryning With Warton, PR4 1DX

Total Area: 127.5 m² ... 1372 ft²

All measurements are approximate and for display purposes only



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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		
		68			80
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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