



ESTATE AGENTS • VALUER • AUCTIONEERS



5 Marlborough Avenue, Warton

- Semi Detached Dormer Bungalow
- Lounge & Dining Kitchen
- Bedroom/Study
- Ground Floor Bedroom & Bathroom/WC
- Two 1st Floor Bedrooms & En Suite Shower/WC
- Gardens to the Front & Rear
- Off Road Parking & Garage for Storage
- Gas Central Heating with New Combi Boiler & Double Glazing
- In Need of Some Updating & No Onward Chain
- Freehold, Council Tax Band C & EPC Rating D

£199,950

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



www.johnardern.com



5 Marlborough Avenue, Warton

GROUND FLOOR

HALLWAY

Side entrance approached through a UPVC outer door with inset obscure double glazed panels. Matching full length double glazed panel to the side provides further excellent natural light. Single panel radiator. Corniced ceiling. Side meter cupboard. Staircase leads off to the first floor with a side handrail.

LOUNGE

4.42m x 3.23m (14'6" x 10'7")

Principal reception room approached through an obscure glazed door. Double glazed oriel bay window overlooks the front garden. Two side and two top opening lights. Deep display sill. Double panel radiator. Television aerial point. Three wall lights. Focal point of the room is a fireplace with a tiled display surround and raised hearth, supporting a gas coal effect living flame fire (serviced July, 2024)



BEDROOM FOUR/STUDY

2.97m x 2.54m (9'9" x 8'4")

Ground floor room which lends itself to a variety of uses. Again approached through an obscure glazed door from the central Hallway. Double glazed window overlooks the front garden with a side and top opening light. Single panel radiator. Corniced ceiling.



DINING KITCHEN

5.31m x 3.35m max (17'5" x 11' max)

(max L shaped measurements) Double glazed windows to both the rear and side elevations. Top and side opening lights. UPVC obscure double glazed outer door gives access to the rear garden. Range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit set in laminate working surfaces. Splash back tiling and concealed strip downlighting. Freestanding appliances comprise: Beko electric cooker. Bosch fridge. Bosch washer/dryer. Bosch dishwasher. Wall mounted new Baxi combi gas central heating boiler. Single panel radiator to the Dining Area and further fitted units. Telephone point.



BEDROOM ONE

3.96m x 3.23m (13' x 10'7")

Ground floor double bedroom. Double glazed window overlooks the rear garden with side and top opening lights. Single panel radiator. Useful deep understorey cupboard with an overhead light.



BATHROOM/WC

1.88m x 1.63m (6'2" x 5'4")

Ground floor bathroom comprising a three piece coloured suite. Obscure double glazed window to the side elevation with a side and top opening light. Panelled bath. Pedestal wash hand basin. Low level WC. Part tiled walls and a fitted wall mirror. Mirror fronted bathroom cabinet. Single panel radiator. Heated towel rail.

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FIRST FLOOR LANDING

First floor landing approached from the previously described staircase with a decorative balustrade. Access to loft space. Sliding doors reveal useful fitted store cupboards. Additional door gives access to a good sized roof eaves storage space.

BEDROOM TWO

3.99m x 3.30m (13'1" x 10'10")

Second double bedroom. Double glazed window overlooks the front of the property with views along Marlborough Avenue. Side and top opening light. Door to the En Suite.



EN SUITE SHOWER/WC

2.18m into shower x 1.35m (7'2" into shower x 4'5")

Three piece suite comprises: Step in shower cubicle with a pivoting glazed door and a Mira Sport electric shower. Vanity wash hand basin (cold water only) set in a laminate display surround with cupboards below and a wall mirror above. Low level WC. Tiled walls. Heated towel rail



BEDROOM THREE

2.97m x 2.77m (9'9" x 9'1")

Third well proportioned bedroom. Double glazed window to the front elevation. Two side and two top opening lights. Single panel radiator. Built in linen store cupboard. Additional built in single wardrobe with adjoining display shelving.



OUTSIDE

To the front of the property is a walled lawned garden with side shrub borders. A stone flagged driveway provides off road parking for one car. A matching narrowing driveway leads down the side to the side main entrance with timber gate leading to the rear garden.

To the immediate rear is a delightful enclosed garden enjoying a sunny South Easterly facing aspect. The garden has been laid to lawn with side flower and shrub borders and an adjacent stone flagged patio area. Outside lighting.



GARAGE

5.11m x 2.44m (16'9" x 8')

Brick garage approached through an up and over door. Due to the width of the driveway only a small car could reach the Garage (Purchaser to make their own investigations on this). UPVC double glazed window to the side provides some natural borrowed light. Power and light connected.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a new Baxi combi boiler (installed in June 2024) in the Kitchen serving panel radiators (with the exception of Bedroom 2 and the En Suite) 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 (Solicitor to confirm). Council Tax Band C

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>

