



ESTATE AGENTS • VALUER • AUCTIONEERS



Brook Cottage 17 West End Lane, Warton

- Detached Chalet House
- Entrance Hall & Cloaks/WC
- Two/Three Reception Rooms
- Modern Fitted Kitchen
- Three/Four Bedrooms
- Bathroom/WC
- Loft Conversion
- Gardens Front & Rear. Driveway. Garage & Workshop
- Gas Central Heating & Double glazing
- Freehold, Council Tax Band E & EPC Rating D

£350,000

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



www.johnardern.com



Brook Cottage 17 West End Lane, Warton

GROUND FLOOR

PORCH ENTRANCE

1.83m x 1.17m (6' x 3'10")

Approached through a uPVC outer door with centre double glazed panel with leaded lights and part obscure glass work. Panelled walls. Additional door leading directly into the garage. Double opening obscure glazed doors give access to:

ENTRANCE HALL

3.56m x 2.62m (11'8 x 8'7)

Spacious central hallway. Tastefully decorated and appointed. Turned staircase leads off with spindled balustrade. Corniced ceiling. Double panel radiator.

CLOAKS/WC

1.78m x 1.73m (5'10 x 5'8)

Part tiled walls. Two piece modern white suite comprises: vanity wash hand basin with chrome mixer tap and cupboard beneath. Low level WC. Originally this room had a corner shower and the plumbing and drainage is still available should it be required. Chrome headed ladder towel rail. Tilt & turn obscure double glazed outer window. Ceiling downlights.



LOUNGE

6.40m into bay x 3.84m (21'0 into bay x 12'7)

Very spacious principal reception room with curved double glazed bay window enjoys elevated views of the front garden with mature trees beyond. Curved single radiator below. The focal point of the room is a marble inset fireplace with gas coal effect living flame fire and detailed surround and matching marble plinth. Double panel radiator. Corniced ceiling.



DINING EXTENSION

2.95m x 2.44m (9'8 x 8')

With two double windows again enjoying delightful elevated views. Panel radiator. Fitted wall light. At present this room is used as a dining area.



BREAKFAST-KITCHEN

5.18m x 3.40m (17'0 x 11'2)

Extremely well fitted modern (2021) breakfast kitchen with an excellent range of eye & low level fixture cupboards and drawers. Laminate working surfaces with inset white one & a half bowl single drainer 'Lamona' sink unit with mixer tap. Matching island breakfast bar and drawer units beneath. Built in appliances comprise: Hotpoint automatic fan assisted electric oven. AEG combination microwave oven above. Smeg five ring gas hob with stainless steel surround and matching splashback with illuminated extractor canopy above. Hotpoint integrated dishwasher. Wine store. Integrated larder fridge and adjoining freezer. Ceiling LED downlights. White heated ladder towel rail. Two double glazed windows overlook the enclosed rear garden. Ceramic tiled floor. Cupboard reveals Worcester combi boiler (fitted 2017)



CONSERVATORY

4.27m x 2.87m (14' x 9'5)

Matching ceramic tiled floor. Double glazed windows with tilt & turn opening lights overlooking the enclosed rear garden. Wall mounted electric panel heater. Fitted wall lights. Television aerial point. French door gives garden access. Inner door gives additional access to the attached brick garage.



GROUND FLOOR BEDROOM FOUR/DINING ROOM

3.76m x 3.15m (12'4 x 10'4)

Very useful ground floor fourth double bedroom or formal dining room. Two double glazed windows enjoy elevated views looking over the front garden and side driveway. Panel radiator. Corniced ceiling and dado rail.

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FIRST FLOOR

Approached from the previously described turned staircase with spindled balustrade and high double glazed window on the staircase giving borrowed light to the hall and stairs.

LANDING

Concealed staircase leads to the loft.

BEDROOM ONE

4.42m plus wardrobes x 3.73m (14'6 plus wardrobes x 12'3)

Spacious well appointed principal double bedroom with double glazed picture window with two side opening lights enjoys delightful views looking over adjoining farmland. Single panel radiator. Excellent selection of fitted hardwood wardrobes with two centre mirror fronted doors. Matching kneehole dressing table. Bedside 'L' shaped drawer units. Telephone point and corniced ceiling.



BEDROOM TWO

3.43m x 2.77m (11'3 x 9'1)

Well planned and presented double bedroom with tilt & turn double glazed window overlooks the rear garden. Panel radiator. Part pitched ceiling. Access into the roof void for storage.



BEDROOM THREE

3.43m x 2.74m (11'3 x 9'0)

Third double bedroom with tilt & turn opening light overlooks the rear garden. Panel radiator. Access to the roof void with part pitched ceiling.



BATHROOM/WC

2.21m x 1.88m (7'3 x 6'2)

Totally refitted in 2007 and comprises: panelled bath with centre chrome mixer taps and plumbed shower with folding screen. Pedestal wash hand basin with matching chrome mixer tap. Low level WC. Chrome heated ladder towel rail. Obscure double glazed outer window with centre tilt & turn opening light. Ceiling halogen downlights.



LOFT CONVERSION

7.92m x 3.05m (26' x 10')

Approached from an enclosed turned staircase from the landing leading to a very useful boarded and panelled loft. Velux pivoting double glazed roof light enjoying panoramic front and rear views looking over open farm land. Side door gives access into a useful store room. Electric panel heater.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (fitted 2017) in the kitchen cupboard serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units.

OUTSIDE

To the front of the property the raised garden has been landscaped and must be inspected to be appreciated with centre lawn. Ornamental fish pond and low level walling supporting well stocked shrub and flower beds. Block paved driveway and adjoining pathways. External 13 amp power points.

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To the immediate rear of the property the garden has been landscaped for ease of maintenance with stone paved areas and well stocked flower and shrub borders with established conifers and trees. Timber garden store. External lighting and garden tap. Arched side gate leads to the front garden.



BRICK GARAGE WITH REAR WORKSHOP

5.41m x 4.01m (17'9 x 13'2)

Electrically operated up & over door. Tiled floor. Personal access from the front porch and brick conservatory. Further door from the workshop leading to the garden. Power, light and water supplies. Wall mounted gas and electric meters. Central partitioned divide which could easily be removed which leads to the rear workshop.

WORKSHOP

4.01m x 3.20m (13'2 x 10'6)

With matching tiled floor and deep glazed sink with hot & cold water supply. Plumbing facilities for automatic washing machine. Two double glazed windows and uPVC outer door.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band E.

LOCATION

'Brook Cottage' enjoys a superb semi rural location close to the centre of Warton and being within five minutes drive to the centre of Lytham with it's comprehensive tree lined shopping facilities and town centre amenities.

An internal and external inspection is recommended to appreciate the well planned and tastefully appointed accommodation the property has to offer.



VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

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 2025



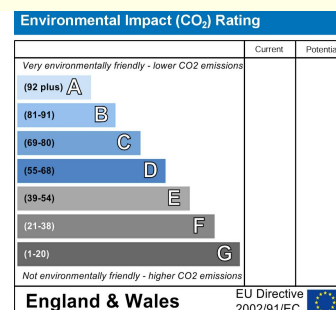
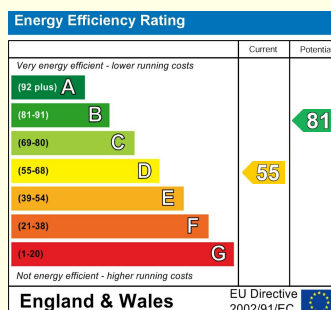
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