



ESTATE AGENTS • VALUER • AUCTIONEERS



22 Ennerdale Avenue, Warton

- Very Tastefully Presented Modern 'Lymm' Detached House
- Lounge
- Open Plan Dining Kitchen
- Utility & Cloaks/WC
- Four Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Integral Garage, Electric Car Charging Point & Off Road Parking
- Delightful Landscaped Rear Garden
- Lovely Open Views to the Front Aspect
- Freehold, Council Tax Band E & EPC Rating B

£349,950

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



www.johnardern.com



22 Ennerdale Avenue, Warton

GROUND FLOOR

Attractive covered entrance with an external wall mounted light.

HALLWAY

17'5 x 8'4 max



(max L shaped measurements) Spacious Hall approached through a recently installed (2024) composite outer door with inset obscure double glazed panels. Attractive Karndean wood effect flooring in grey limed oak. Double panel radiator. Wall mounted room thermostat. Turned staircase leads to the first floor with a side hand rail. Matching white panelled doors leading off. Internal door also leading to the Garage.

LOUNGE

16'1 x 10'4



Very tastefully presented principal reception room. UPVC double glazed window overlooks the front garden with views beyond. Two side opening lights and fitted window blinds. Double panel radiator. Television aerial point. Internet point with Full Fibre Max 100 available.



DINING KITCHEN

18'10 x 10'



Stunning open plan family Dining Kitchen. To the Kitchen area is a UPVC double glazed window overlooking the landscaped rear garden. Side opening light and fitted roller blind. Good range of Cranbrook Sage Shaker style eye and low level cupboards and drawers. One and a half bowl stainless steel sink unit with a centre mixer tap and moulded Quartz drainer. Set in matching Quartz working surfaces with matching splash back and concealed downlighting. Under sink water meter. Built appliances comprise: Zanussi five ring gas hob with an illuminated stainless steel extractor canopy above. Zanussi electric double oven and grill. Integrated fridge/freezer and Bosch integrated dishwasher, both with matching cupboard fronts. Inset ceiling spot lights. Matching Karndean wood effect flooring throughout. To the Dining Area is a double panel radiator and a UPVC double glazed double opening French doors, overlooking and giving direct rear garden access. Door leads to the Utility.





UTILITY ROOM

6'8 x 5'9



Useful separate Utility Room with matching eye and low level cupboards. Matching Quartz work top with splash back and an inset stainless steel sink unit with centre mixer tap. Space and plumbing for a washing machine below. Concealed wall mounted Ideal Logic combi gas central heating boiler. Single panel radiator. Matching Karndean flooring. Overhead light and wall mounted Vent-Axia extractor fan. Outer door with an inset obscure double glazed panel gives direct rear garden access. Door leading to the Cloaks/WC.

CLOAKS/WC

5'9 x 3'1



UPVC obscure double glazed opening window to the side elevation with a tiled display sill. Two piece modern white suite comprises: Low level WC. Corner wash hand basin with a centre mixer tap and splash back tiling. Matching Karndean flooring. Single panel radiator.

FIRST FLOOR LANDING

12'6 x 6'7



Spacious central landing approached from the previously described staircase with a white spindled balustrade. UPVC obscure double glazed opening window to the side elevation provides excellent natural light to the Stairs and Landing. Access to the loft space. Built in linen store cupboard. White panelled doors leading off.

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BEDROOM SUITE ONE

13'3 x 12'2

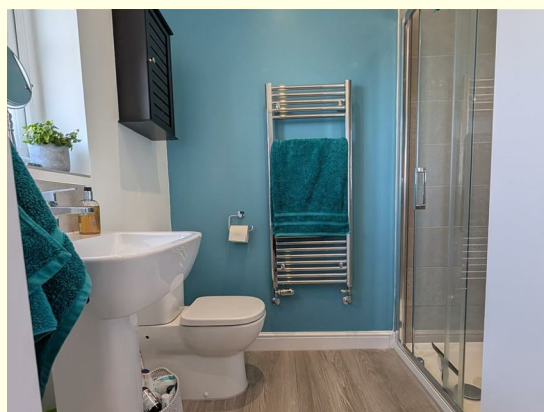


Good sized principal en suite double bedroom. UPVC double glazed window enjoys the views to the front elevation with two side opening lights and fitted window blinds. Single panel radiator. Single and two double fitted wardrobes to one wall. Wall mounted room thermostat. Door leading to the En Suite.



EN SUITE SHOWER/WC

7'2 into shower x 5'4



UPVC obscure double glazed opening windows to the front elevation. Tiled display sill. Modern three piece white suite comprises: Step in tiled shower cubicle with a sliding glazed door and an Aqualisa thermostatic shower. Ideal Standard pedestal wash hand basin with splash back tiling and a centre mixer tap. Wall mounted shaving point. Low level WC completes the suite. Chrome heated ladder towel rail. Three inset ceiling spot lights and a Vent-Axia extractor fan. Karndean wood effect flooring.

BEDROOM TWO

13'1 x 10'2 plus reveal



Second well proportioned double bedroom. UPVC double glazed window overlooks the rear aspect with a side opening light and fitted window blinds. Single panel radiator. Power points incorporating USB sockets. Large fitted double wardrobe with sliding mirrored doors.

BEDROOM THREE

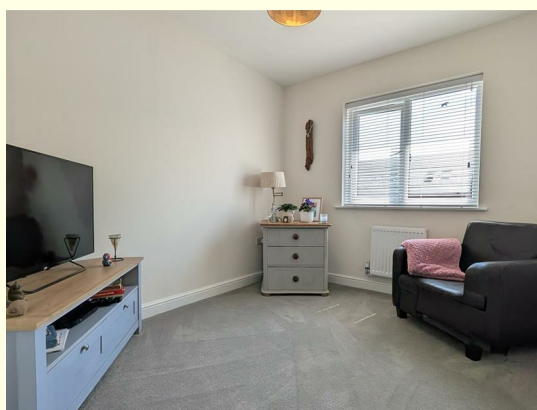
9'8 x 9'



Third double bedroom which the current Vendors use as a separate Dressing Room. UPVC double glazed window overlooks the front of the property with a side opening light and fitted blinds. Single panel radiator. The freestanding wardrobe is available by separate negotiation.

BEDROOM FOUR

9'8 x 8'3



Fourth larger than average bedroom currently furnished as a 1st floor Snug. UPVC

double glazed window to the rear elevation with a side opening light and fitted window blinds. Single panel radiator. Power points incorporating USB sockets.

BATHROOM/WC

9'7 x 5'10



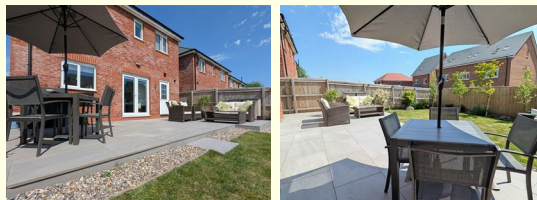
Modern family bathroom comprising a three piece white suite. UPVC obscure double glazed opening window to the rear elevation with integral window blind. Tiled display sill. Panelled bath with a centre mixer tap, glazed screen and an electric Aqualisa overbath shower. Ideal Standard pedestal wash hand basin with a centre mixer tap. Wall mounted shaving point. Low level WC. Part tiled walls and floor. Chrome heated ladder towel rail. Four inset ceiling spot lights and Vent-Axia extractor fan.

OUTSIDE



To the front of the property is an open plan garden laid to lawn with a front shrub border and rear stone chipped seating area adjacent to the front covered entrance. An asphalted driveway provides excellent off road parking for two cars and leads directly to the Garage. A timber gate and stone flagged pathway leads down the side of the house, providing a useful bin store area and leads directly to the rear garden. External gas and electric meters.

To the immediate rear is a superb landscaped family garden enjoying a sunny south facing aspect. With a recently laid porcelain tiled sun terrace and steps leading down to the lawned garden. Having a stone chipped border and further well stocked curved flower and shrub borders. To the rear of the garden are attractive maturing trees, including a Himalayan Silver Birch, Sorbus Majestica, Canadian Maple and a Cherry Blossom. External lighting and garden tap.



INTEGRAL GARAGE

19'9 x 10'2

Good sized single car garage approached through an electrically operated insulated door. With rubber click and connect flooring. Power and light connected. Wall mounted electric car charging point. Wall mounted fuse box. Space for an additional fridge/freezer and tumble dryer if required. Internal door to the Hallway.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Ideal Logic 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 with UPVC frames.

TENURE FREEHOLD/COUNCIL TAX

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

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £200 per annum is currently levied (payable once the development has completed)

INTERNET CONNECTION

Full Fibre Max 100 is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

NOTE

The carpets and blinds are included in the asking price. The freestanding wardrobes are available by separate negotiation.

22 Ennerdale Avenue, Warton

LOCATION



This superbly presented four bedroomed detached 'Lymm' style family home was constructed in 2022 by Anwyl Homes. The development 'Mill Green' is situated in the heart of Warton with its 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 with a peaceful location with delightful views to open fields from the front of the house.

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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Arden & 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

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 May 2025

22, Ennerdale Avenue, Bryning With Warton, PR4 1LN



Total Area: 113.8 m² ... 1225 ft² (excluding garage)

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		93
(81-91) B	83	
(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 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		
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