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## 57 Riversleigh Way, Warton

- Modern Detached Family House
- Lounge
- Open Plan Fitted Dining Kitchen
- Utility Room & Cloaks/WC
- Four Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Gardens to the Front & Rear
- Garage & Driveway for Off Road Parking
- Within Easy Reach of BAE Systems at Warton & Local Schools
- Leasehold, Council Tax Band E & EPC Rating B

**£310,000**

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



[www.johnardern.com](http://www.johnardern.com)





## 57 Riversleigh Way, Warton

### GROUND FLOOR

#### HALLWAY

4.34m x 2.03m (14'3" x 6'8")

Approached through an outer door with an obscure double glazed full length panel to the side providing good natural light to the Hall and Stairs. Single panel radiator. Wood effect laminate flooring. Turned staircase leads to the first floor with a spindled balustrade. Useful understair cloaks/store cupboard with a wall light. Doors leading off to the Lounge & Dining Kitchen.



#### LOUNGE

4.72m x 3.00m (15'6" x 9'10")

Nicely presented principal reception room. UPVC double glazed window overlooks the front garden. Two side opening lights and fitted window blinds. Single panel radiator. Matching wood effect laminate flooring. Television aerial point. Telephone/internet point. Wall mounted central heating programmer control.



#### OPEN PLAN DINING KITCHEN

5.94m x 4.72m (19'6" x 15'6")

Superb family fitted Dining Kitchen. UPVC double glazed window overlooks the rear garden with two side opening lights and fitted window blinds. Good range of eye and low level cupboards and drawers. Caple stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with matching splash back. Built in appliances comprise: Zanussi four ring gas hob. Illuminated extractor canopy above. Zanussi electric oven below. Integrated fridge/freezer and an integrated Indesit dishwasher, both with matching cupboard fronts. Fitted peninsular breakfast bar. Inset ceiling spot lights. Single panel radiator. UPVC double glazed double opening French doors overlook and give direct rear garden access. Custom fitted integral blinds. Door to the Utility.



#### UTILITY ROOM

2.21m x 1.70m (7'3" x 5'7")

Useful separate Utility Room. UPVC outer door with an inset double glazed panel leads to the rear garden. Matching eye and low level cupboards. Stainless steel single drainer sink unit with an Abode centre mixer tap. In laminate working surfaces with splash back tiling. Beko washing machine below. Wall mounted concealed Ideal Logic combi gas central heating boiler. Overhead light and ceiling extractor fan. Door to the Cloaks/WC.



#### CLOAKS/WC

1.78m x 1.07m (5'10" x 3'6")

UPVC obscure double glazed opening window to the side elevation. Tiled display sill. Two piece white suite comprises: Semi concealed low level WC with a dual flush. Vanity wash hand basin with a centre mixer tap and splash back tiling. Fitted cupboard below. Single panel radiator. Overhead light and ceiling extractor fan.



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## FIRST FLOOR LANDING

5.51m x 2.06m (18'1" x 6'9")

Spacious central Landing approached from the previously described staircase. UPVC double glazed window overlooks the front of the property with a side opening light and window blinds. Access to the part boarded loft space with a light. Single panel radiator. Matching contemporary panel doors leading off.



## BEDROOM ONE

3.78m x 3.07m (12'5" x 10'1")

Principal en suite double bedroom. UPVC double glazed window overlooks the rear aspect with a side and central opening light. Fitted window blinds. Single panel radiator. Part panelled walls. Bank of fitted wardrobes with sliding mirrored doors. Door to the En Suite.



## EN SUITE SHOWER/WC

3.10m into shower x 1.14m (10'2" into shower x 3'9")

Three piece modern white suite comprises: Full width step in shower cubicle with glazed sliding doors and an Aqualisa shower. Wall hung wash hand basin with a centre mixer tap. Wall mounted shaving point. Semi concealed low level WC with a dual flush. Part tiled walls. Single panel radiator. Two inset ceiling spot lights and extractor fan.



## BEDROOM TWO

3.05m x 3.00m (10' x 9'10")

Second double bedroom. UPVC double glazed window overlooks the front elevation with a side and central opening light. Fitted window blinds. Single panel radiator.



## BEDROOM THREE

3.58m x 2.51m (11'9" x 8'3")

Third nicely decorated bedroom. UPVC double glazed window overlooks the rear elevation with a side and central opening light. Fitted window blinds. Single panel radiator. Fitted double wardrobe.



## BEDROOM FOUR

3.73m max x 2.51m (12'3" max x 8'3")

Fourth larger than average bedroom currently used as home office. UPVC double glazed window overlooks the front elevation with a side and central opening light. Fitted window blinds. Single panel radiator.



## BATHROOM/WC

2.03m x 1.68m (6'8" x 5'6")

Family bathroom with a UPVC obscure double glazed opening window to the rear aspect. Tiled display



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sill. Three piece modern white suite comprises: Wood panelled bath with a centre mixer tap. Overhead rainfall shower and additional hand held shower. Glazed shower screen. Wall hung wash hand basin with a centre mixer tap. Wall mounted shaving point. Semi concealed low level WC with a dual flush. Single panel radiator. Four inset ceiling spot lights and extractor fan.



## OUTSIDE

To the front of the property is an open plan lawned garden with a front border stocked with mature shrubs and conifer. A stone flagged pathway leads to the front covered entrance with an external wall light. Asphalted adjoining driveway provides off road parking and leads directly to the Garage. External gas and electric meters. Timber gate leads to the rear garden.

To the immediate rear is a good sized enclosed family garden enjoying a private rear aspect. Stone flagged patio area and lawn with side flower and shrub borders. Garden hot and cold water tap. External lighting.

## GARAGE

5.41m x 2.51m (17'9 x 8'3)

Attached brick garage approached through an up and over door. Power and light connected. Fitted timber framed workbench.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Ideal Logic combi boiler serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £345. Council Tax Band E

## LOCATION

This very well appointed four bedroomed detached family home was constructed in 2016 by Prospect Homes. The development is situated in the heart of Warton village with its primary schools and village stores including a Tesco Express, Starbucks 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 accommodation this property has to offer.

## 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## Digital Markets, Competition and Consumers Act 2022

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 September 2025

57, Riversleigh Way, Bryning With Warton, PR4 1FD



Total Area: 112.5 m<sup>2</sup> ... 1211 ft<sup>2</sup> (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		92
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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