

Two Double Bedroom Semi Detached Home

End of Cul De Sac Corner Position

Ample Driveway Parking

Spacious Lounge / Dining Room

New Shower Room

Sought After Highgate Park Development In Warton

Good Sized Rear Garden And New Superior Shed Included

Viewing Highly Recommended



Tempo are delighted to bring to the market this immaculately presented 2 bedroom Semi Detached Home, situated at the end of a quiet CUL- DE- SAC. Located on the sought after Highgate Development close to Warton and Freckleton and their amenities. The property briefly comprises: Entrance Hall, Lounge Dining, Kitchen and Ground Floor WC. Two Double Bedrooms and recently fitted Shower Room / WC to the first floor. UPVC double glazing and gas central heating throughout. Ample Parking with Driveway for Two cars. Good sized Landscaped Rear Garden with New Superior Garden Shed included. Viewing Highly Recommended!

**For an appointment to view call 01772 633399 or email [info@tempoestates.co.uk](mailto:info@tempoestates.co.uk)**





## ACCOMMODATION

### Entrance Hall

Fitted welcome lantern and composite glazed front door opens to the entrance hall. Useful storage cupboard housing central heating boiler, laminate flooring and radiator. Open plan to the Kitchen and doors to the following rooms:

### Ground Floor WC

Two piece suite comprising: Pedestal wash basin with mixer tap and low push button flush WC. Extractor fan, ceiling light, laminate flooring and radiator.

### Kitchen

UPVC double glazed window to the front. Fitted kitchen in U Shaped design, wall and base units with LED under unit lighting and contrasting laminated work surfaces including matching splashbacks and ceramic tiles. Inset steel sink with drainer and mixer tap, gas hob, built in electric oven and illuminated cooker hood. Plumbed in for automatic washing machine, ceiling light and hot air heater to plinth.

### Lounge / Dining 15' 11" x 13' 3" (4.85m x 4.04m)

Spacious lounge and dining area with UPVC double glazed French doors and attached windows to the rear and further window to the side allowing plenty of natural light. 2 x ceiling lights and 2 x radiators. Spindled staircase to the first floor.

### First Floor Landing

Aforementioned stairs with spindle balustrade, ceiling light and doors to:

### Bedroom One 9' 5" x 13' 3" (2.87m x 4.04m)

2 x UPVC double glazed windows to the front, ceiling light and radiator.

### Bedroom Two 9' 5" x 13' 3" (2.87m x 4.04m)

UPVC double glazed window to the rear. Built in storage cupboard with ample fitted shelving, loft access hatch, ceiling light and radiator.

### Shower Room / WC

UPVC frosted double glazed window to the side. Fitted three piece suite in white comprising: walk in shower with glass screen, mixer shower controls, riser rail, shower attachment and overhead rain shower. Pedestal wash basin with mixer tap and low push button flush WC. Ceramic tiled splashbacks and laminate flooring, ceiling light, shaver point, extractor fan and ladder style heated towel rail.

### Exterior

Occupying a generous corner plot with block paved driveway to the side for two cars with potential additional parking to the front. Timber security gate leads to a well-manicured and good sized private, fenced rear garden with laid to lawn, established flower borders and paved patio and paths. New superior garden shed, and water butt included.

### Council Tax Band = B

### Tenure

We have been advised by the vendor that this property is Leasehold, this information should always be checked by a solicitor prior to purchase.

Length of leasehold - 155 years from 1st October 2014

Ground rent £250 every October

Maintenance service charge £128.57 every December

### Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.





**FLOORPLANS**

GROUND FLOOR

FIRST FLOOR



GROUND FLOOR  
31.6 sq.m. (340 sq.ft.) approx.



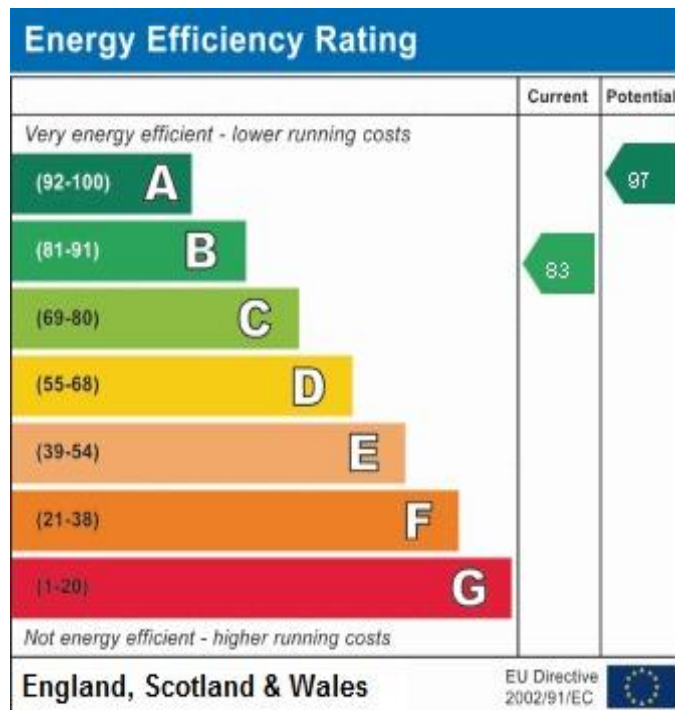
FIRST FLOOR  
31.1 sq.m. (335 sq.ft.) approx.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, square and cubic feet are an approximation and not necessarily to scale for any one, section or no-section. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, layout and appearance shown here are not intended and no guarantee as to their quantity or efficiency can be given.  
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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## EPC Chart



Address:  
Texan Close

## **Terms & Conditions**

It is a legal requirement that all residential properties and many commercial properties have an Energy Performance Certificate (EPC) before they can be presented for sale or to let.

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## **Arrange A Viewing**

If you are interested in viewing a property through tempoestates.co.uk please call our team on 01772 633399 or email [info@tempoestates.co.uk](mailto:info@tempoestates.co.uk)

## **Financial Advice/Conveyancing**

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## **Arrange A Property Valuation**

If you are thinking of selling or letting your property tempoestates.co.uk will be more than happy to provide you with a free valuation without obligation, to arrange a valuation please call our team on 01772 633399 or email [info@tempoestates.co.uk](mailto:info@tempoestates.co.uk)