



Tennyson Avenue, Warton, PR4 1BL

Asking Price £220,000

- FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW
- PLEASANT GARDENS, DRIVEWAY & GARAGE
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- EPC = D
- SPACIOUS LIVING ACCOMODATION IN WARTON
- POPULAR RESIDENTIAL POSITION
- IN PROXIMITY TO LYTHAM AND ALL ITS AMENITIES
- ***** NO CHAIN DELAY!!!!

Tennyson Avenue, Preston PR4 1BL

Well Presented 4 Bedroom Semi Detached Dormer Bungalow. The Property is Situated within Warton and in close proximity to Lytham and all its amenities. In brief, the property comprises: Entrance Hall, Lounge / Diner, Ground Floor Double Bedroom, Fitted Kitchen and a useful Rear Utility Porch complete the living accommodation to the ground floor. There are Three further Bedrooms -2 Doubles and a Bathroom WC to the First Floor. Lovely manageable landscaped gardens to three sides. Driveway and Detached Garage provide off road parking. UPVC double glazing and central heating throughout. EPC = D. ***** No Chain Delay!!!



Council Tax Band: C

Tenure: Freehold



Entrance Hall

Side entrance with glazed door opens to the entrance hall. Turned stairs to the first floor with built in storage cupboard under. Coving, wall lights, and radiator. Doors to the following rooms:

Lounge / Diner

15'1" x 19'6" widest point

Spacious L shaped lounge / diner with two UPVC double glazed windows to the front. Living flame gas fire recessed to chimney breast, wall lights, coving and two radiators.

Ground Floor Double Bedroom

15'1" x 11'1" widest point

Spacious room which could be used as a multitude of uses. UPVC double glazed window to the rear. Ceiling light, coving and radiator.

Breakfast Kitchen

12'1" x 9'11"

UPVC double glazed window to the side and door to the rear. Fitted kitchen with a good range of Beech wall and base units with contrasting laminate worksurfaces, incorporating breakfast bar seating and strip downlighting under wall cupboards. Inset steel sink and drainer with mixer tap, inset electric hob and built in eye level electric oven and microwave. Integrated tall fridge freezer, tiled splashbacks, tile effect laminate flooring, panelled ceiling with spotlights, coving, extractor fan and heated towel ladder.

Rear Utility Porch

Wrap around UPVC double glazed windows and door. Plumbing for automatic washing machine.

First Floor Landing

Aforementioned turned stairs down to ground floor, UPVC double glazed frosted window to half landing, loft access hatch, ceiling light, eaves storage access door and doors to the following rooms:

Bedroom One

13'3" x 11'2"

UPVC double glazed window to the front, built in airing cupboard housing condensing combi boiler, coving, ceiling light and radiator.

Bedroom Two

9'1" x 11'2"

UPVC double glazed window to the rear coving, ceiling light and radiator.

Bedroom Three

7'1" x 7'10" widest point

UPVC double glazed window to the rear coving, ceiling light and radiator.

Bathroom / WC

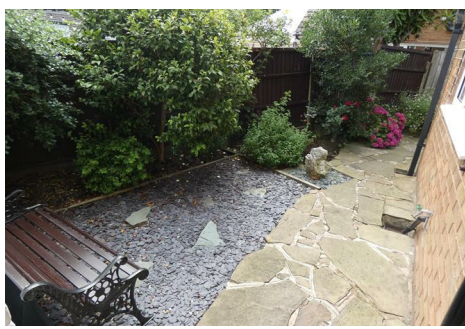
UPVC double glazed frosted window to the side.

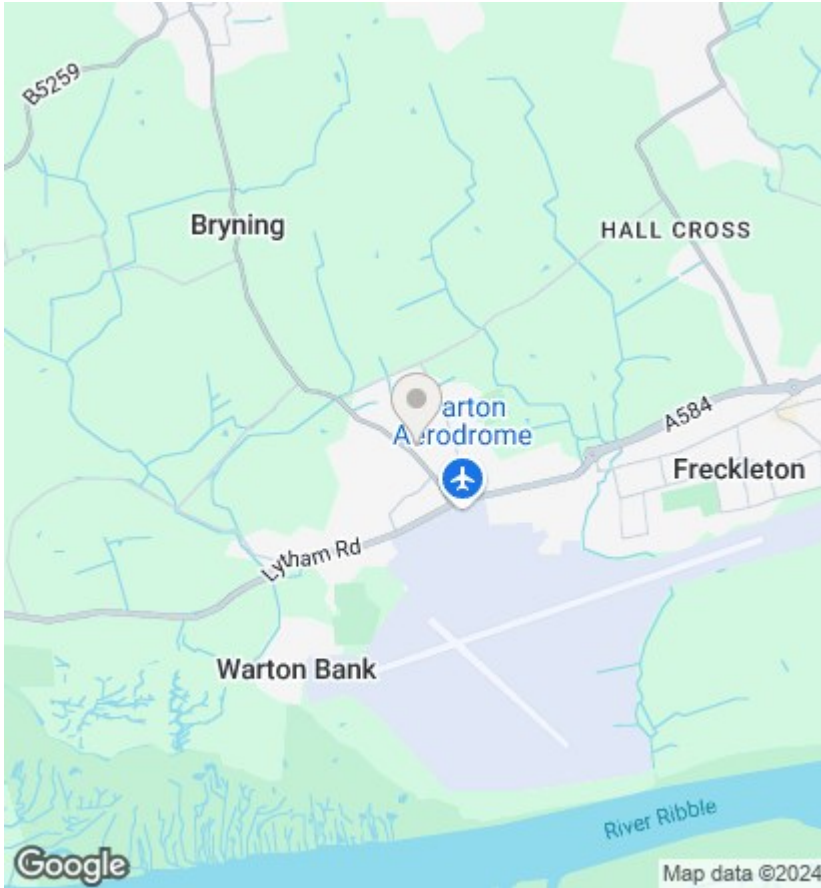
Three piece suite, comprising: panelled bath with taps, glass screen, wall mounted mixer controls and handheld shower attachment on riser rail. Pedestal wash basin with taps and low level WC with push button flush. Fully tiled walls and floor, panelled ceiling with inset downlighting and heated towel ladder.

Exterior

Pleasant landscaped gardens to three sides with paving, chipped stone, flower borders, mature plants, shrubs and trees and is easily manageable. Paved driveway to the side with wrought iron security gates, providing off road parking. Exterior water tap and detached brick built garage with up and over door, personal access door and window allowing natural light.







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.

Viewings

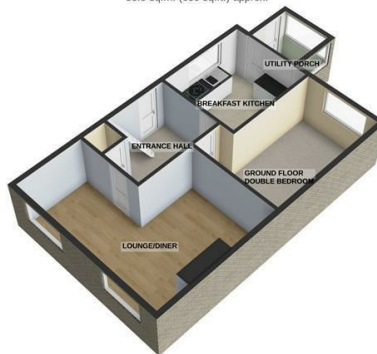
Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

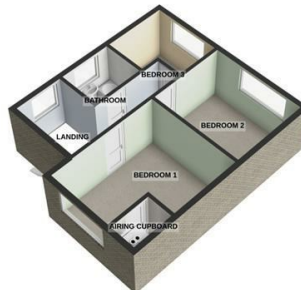
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		65	
(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	

58.5 sq.m. (630 sq.ft.) approx.



FIRST FLOOR
38.9 sq.m. (419 sq.ft.) approx.



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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