



## Church Road, Warton, Preston, PR4 1BD

Asking Price £325,000

- Extended Three Bedroom Detached House
- Three Reception Rooms
- Mature and Well Maintained Gardens
- EPC = D
- Sought After Area of Warton Close to All Village Amenities
- Central Heating and UPVC Double Glazing throughout
- Detached Brick Garage with Driveway

# Church Road, Preston PR4 1BD

Tempo Estates are pleased to offer to the market this extended Three Bedroom Detached House set within a desirable location on Church Road Warton.

The accommodation briefly comprises : Entrance Porch and Hall, Three Reception Rooms, Kitchen and Ground Floor W/C.

To the first floor, Master bedroom with fitted furniture, two further good sized Bedrooms and Shower Room / WC. Gas Central heating and UPVC double glazed including French doors. Mature and well maintained gardens with detached brick garage. EPC =D



Council Tax Band: E

Tenure: Freehold



### **Entrance**

UPVC glazed door Into Porch. Inner door to :

### **Entrance Hall**

UPVC double glazed window to the side. Stairs leading to first floor with built in storage under and ceiling light. Doors to following ground floor rooms:

### **Ground Floor WC**

UPVC double glazed obscure window to the side. Corner hand washbasin with tap and low level WC flush. Ceiling light.

### **Lounge**

17'4" x 11'11"

UPVC double glazed French doors with attached windows to the front. Fireplace with fitted gas fire. Wall lights, TV aerial point and radiator.

### **Middle Reception Room**

14'3" x 11'11"

Two UPVC double glazed windows to the side. Built in storage cupboard. Ceiling light and radiator. Double doors opening to :

### **Second Reception Room**

18'11" x 12'4"

UPVC double glazed windows to either side and rear. Built in storage cupboard. TV aerial point, dimmer wall lights and two radiators.

### **Kitchen**

10'2" x 9'3"

UPVC double glazed window to the side Fitted wall and base units, work-surfaces, stainless steel sink and drainer with mixer tap, space for cooker, plumbing for automatic washing machine and dishwasher, tiled splashbacks, laminate flooring and ceiling light. Opening to :

### **Rear Hall**

Access to both aforementioned Second Reception Room and kitchen. UPVC glazed exterior door to the side.

### **First Floor Landing**

UPVC double glazed window to the side

Aforementioned staircase with balustrade leading down to ground floor. Loft hatch with pull down ladder giving access to a useful boarded loft area for storage. Doors to the following first floor rooms:

### **Bedroom One**

17'5" x 11'11"

Good sized Master Bedroom with UPVC double glazed window to the front overlooking the front garden. Fitted furniture including wardrobes, knee hole dressing table and bedside units with integral lighting and displays. Ceiling light and radiator.

### **Bedroom Two**

13'9" x 11'2"

UPVC double glazed window to the rear. Built in storage cupboard housing gas central heating boiler. Ceiling light and radiator.

### **Bedroom Three**

13'6" x 6'11"

UPVC double glazed window to the front. Ceiling light and radiator.

### **Shower Room**

UPVC double glazed obscure window to the rear. Three piece suite comprising of :-Corner shower enclosure with sliding door and wall mounted electric shower with riser rail and shower attachment. Ceramic pedestal washbasin with taps and low level WC flush. Fully tiled walls, ceiling light and ladder style heated towel rail.

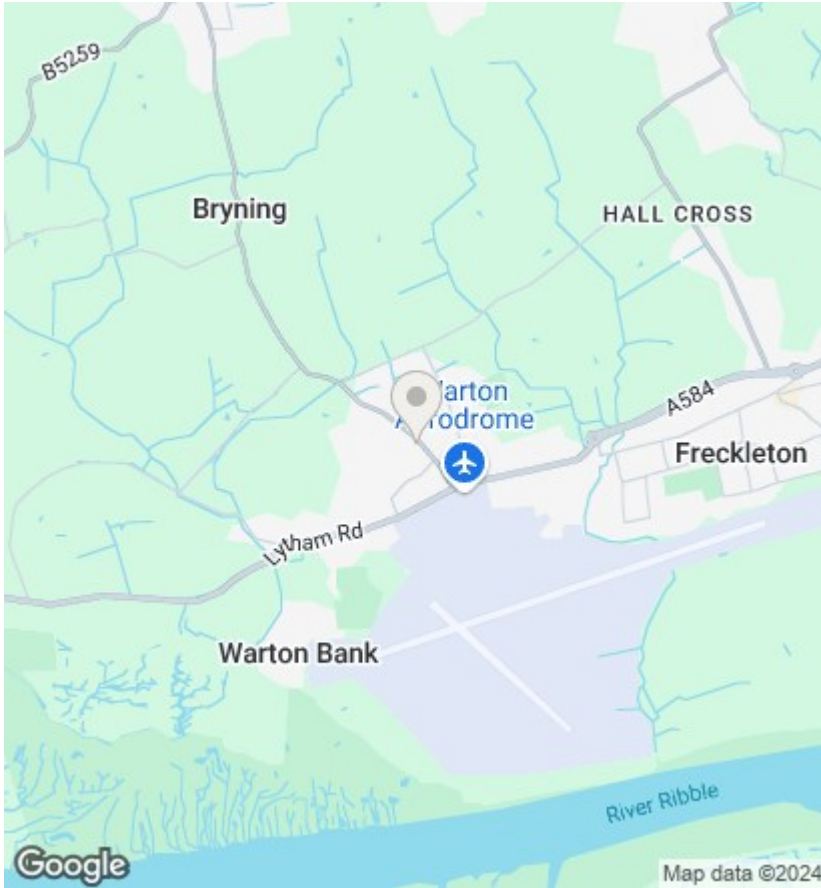
### **Exterior**

Mature and well maintained gardens with laid to lawn, a good mix of established trees and shrubs, raised flower beds, paved patio and paths , timber garden shed and exterior water tap.

Brick built garage to the rear of the property with electric up and over door including power and lighting. Driveway in imprinted patterned concrete for two cars.







**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) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>		66	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over time. Made with Mapsofme 02/22

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