



## Grasshopper Drive, Warton, PR4 1ES

Asking Price £249,950

- \*\*\*\*\*ABSOLUTELY IMMACULATELY PRESENTED FOUR BED SEMI DETACHED FAMILY HOME
- POSITIONED WITHIN THE POPULAR HIGHGATE MODERN DEVELOPMENT IN WARTON
- MANICURED FRONT AND REAR GARDENS
- EPC = B
- SHOW HOME STANDARD ACCOMODATION PRESENTED OVER THREE FLOORS
- EASY ACCESS TO BAE SYSTEMS, WELL REGARDED SCHOOLS AND SHORT DRIVE TO LYTHAM AND ITS AMENITIES
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR UPTO THREE CARS
- \*\*\*\*\*VIEWING IS ABSOLUTELY ESSENTIAL TO FULLY APPRECIATE THIS FINE HOME!!!!

# Grasshopper Drive, Preston PR4 1ES

TEMPO are delighted to offer to the market this Outstanding Four Bedroom Semi Detached Family Home offering Show Room Standard accommodation over three floors and is a credit to its present owner. Situated close to BAE Systems and Warton Village and a short drive to Lytham and its amenities, the property is ideally located. Briefly comprising: Entrance Hall, Ground Floor WC, Office / Study and Open Plan Living Kitchen to the Ground Floor. Two Double Bedrooms - one currently used as a Second Lounge and Ensuite Shower Room to the First Floor. Two Further Double Bedrooms and Family Bathroom complete the living accommodation to the Second Floor. Easy manageable landscaped gardens to front and rear with a fantastic decking entertaining area. Block Paved Driveway provides off road parking for up to Three cars. Viewing absolutely essential to fully appreciate this fine home EPC = C. \*\*\*\*\*



4



3



1



B

Council Tax Band: C

Tenure: Freehold





### Entrance Hall

Composite glazed front door opens to the entrance hall. Turned stairs up to the first floor, useful storage / cloak cupboard, Amtico flooring, ceiling lights and panelled radiator. 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, Amtico flooring and radiator.

### Office / Study

9'1" x 6'0"

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

### Open Plan Living Kitchen

18'11" x 10'5"

UPVC double glazed French doors and full length attached windows to the rear bay. Fitted kitchen in U Shaped design with wall and base units and contrasting laminated work surfaces. Inset 1.5 bowl steel sink with drainer and mixer tap, gas hob, built in electric oven under counter and illuminated chimney cooker hood with frosted glass splashback plate. Integrated tall fridge freezer and auto dishwasher, plumbing for automatic washing machine, tiled splashbacks, 2 x ceiling lights, built in storage cupboard under stairs, continuous Amtico flooring and panelled radiator.

### First Floor Landing

Aforementioned stairs down to ground floor and stairs upto first floor, ceiling light, panelled radiator and doors to:

### Bedroom 1

10'0" x 12'10"

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

### Ensuite Shower Room

7'1" x 5'4"

UPVC frosted double glazed window to the side. Fitted three piece suite in white comprising: step in shower enclosure with electric shower controls, riser rail and shower attachment, pedestal wash basin with mixer tap and low push button flush WC. Ceramic tiled splashbacks and vinyl flooring, ceiling light, shaver point, extractor fan and radiator.

### Bedroom 2 / Second Lounge

11'8" x 12'10"

Currently used as a spacious second Lounge. 2 x UPVC double glazed windows to the rear, ceiling light and radiator.

### Second Floor Landing

Aforementioned stairs down to first floor, ceiling light and radiator and doors to:

### Bedroom 3

9'3" x 12'10"

UPVC double glazed window and Velux window with blind to the front, built in storage cupboard, ceiling light and radiator.

### Bedroom 4

11'5" x 12'10"

Velux window with blind to the rear, built in storage cupboard, loft access hatch, ceiling light and radiator.

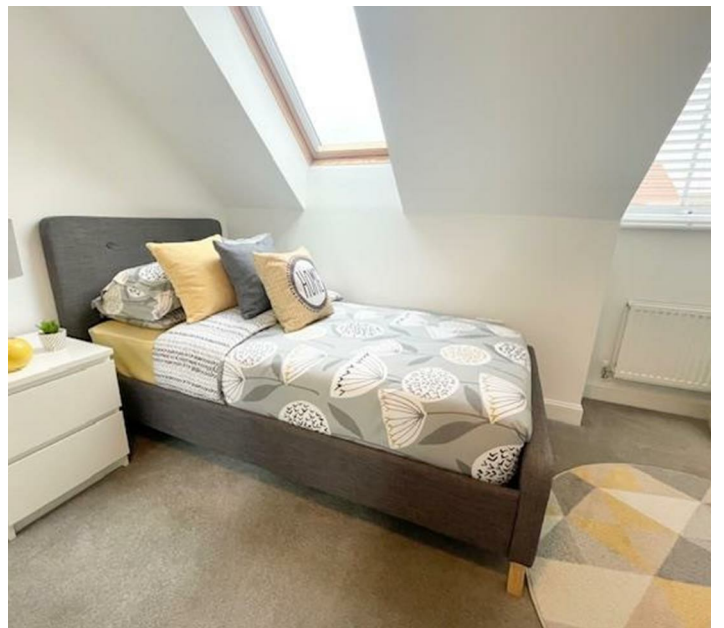
### Family Bathroom

6'6" x 5'6"

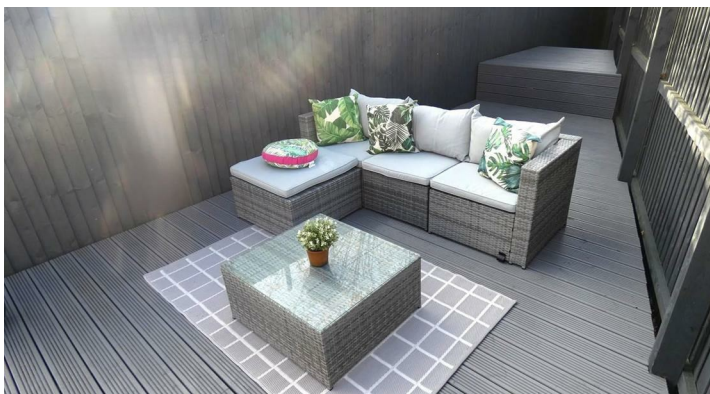
UPVC frosted double glazed window to the side. Fitted three piece suite in white comprising: panelled bath with mixer tap, riser rail and shower attachment, pedestal wash basin with mixer tap and low push button flush WC. Ceramic tiled splashbacks and vinyl flooring, ceiling light, extractor fan and radiator.

### Exterior

Open landscaped garden to the front. Block paved driveway for up to three cars to the side. Timber security gate opens to a manicured private rear garden with paved paths, garden water tap, exterior sensor lighting, laid to lawn and a fabulous raised decking area with inset uplighters and ideal for sitting out and entertaining.









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:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(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		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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