



## Folkestone Close, Warton, Preston, PR4 1YY

- Competitively Priced 2/3 Bed DETACHED HOUSE
- Great Location At The Head Of A Quiet Cul De Sac With Rural Views
- Driveway Comfortably Provides Parking For 3 Cars
  - Easy Access To BAE Systems
- Just 5 Minutes Drive To Lytham, Close To St Annes On Sea
- Immaculately Presented Throughout
- Fabulous Low Maintenance South Facing Rear Garden
- Located In The Semi-Rural Village Of Warton
- Great Transport Links/Motorway Access
- DON'T MISS OUT! ARRANGE YOUR VIEWING OF THIS DESIRABLE DETACHED HOUSE NOW!!!

Contact Annette & Team Tempo [NOW](#)

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# Folkestone Close, Warton, Preston PR4 1YY

Do not miss the opportunity to own this competitively priced desirable DETACHED HOUSE in the village of Warton on the Fylde Coast. Great location at the head of a quiet Cul De Sac, this immaculately presented 2/3 bedroom house offers a perfect blend of comfort & practicality. Whilst, originally built as a three bedroom home, the current owners have converted into two spacious double bedrooms, however it could easily be turned back into three bedrooms. Ready to move into, this property provides ample

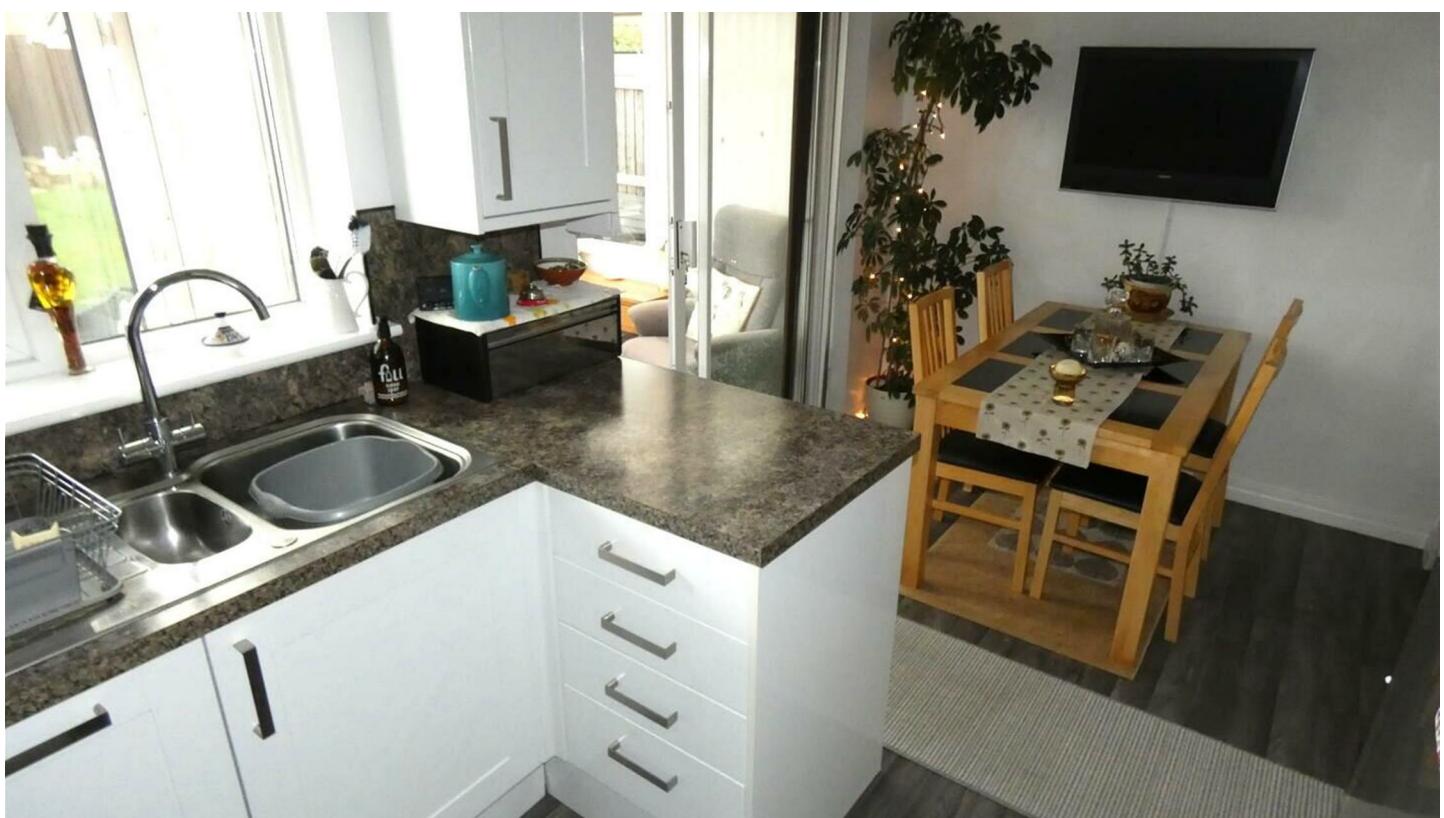
room for relaxation and personal space. The layout of the house promotes a warm and welcoming atmosphere, making it a wonderful place to call home. The property is set in a pleasant neighbourhood, providing a sense of community while still being close to local amenities and transport links. Briefly Comprising - Entrance Hall, WC, Lounge, Dining Kitchen and Conservatory to

the Ground Floor. Currently two spacious double Bedrooms, easily converted back to the original three bedrooms and a fabulous recently fitted Shower Room completes the First Floor. Externally, the property boasts a beautiful South West facing rear garden and driveway for up to 3 cars. Do not miss the chance to view this charming home and envision your future here!!!!



Council Tax Band: C

Tenure: Freehold



## Hall

Welcoming entrance hall with space to hang coats and a door leading into the lounge. Access to the downstairs WC and stairs to the first floor.

## Lounge

16'2" x 11'7"

The lounge is a comfortable and inviting room, featuring soft grey carpeting and neutral walls. A cosy space for relaxation and socialising with panel radiator, ceiling light and coving and door to generous under stairs storage. The room benefits from a window letting in natural light and door to the dining kitchen. Generous under stairs storage

## Dining Kitchen

9'6" x 15'2"

This kitchen-dining area offers a modern and practical space with white eye and base level units and contrasting dark granite-effect work surfaces. Integrated oven and hob with cooker hood above. Inset 1.5 bowl sink and space for freestanding fridge freezer. Room for dining table and chairs next to sliding doors that lead into the conservatory, allowing for plenty of natural light and easy access to the garden seating area. Wood effect flooring, ceiling lights and window overlooking rear garden.

## Conservatory

8'4" x 7'9"

Brick and UPVC built conservatory with windows on three sides, offering views over the rear garden. A bright and inviting space with doors leading to rear garden and wood effect flooring.

## Ground Floor WC

The ground floor WC houses a traditional white suite including low flush WC and hand wash basin with pedestal. Part tiled walls, panel radiator, ceiling light and frosted window.

## First Floor Landing

Stairs lead to first-floor landing with doors bedrooms, shower room, and storage area. The space is brightened by a window.

## Bedroom 1

10' x 13'3" to robes

Spacious double bedroom offering a peaceful retreat with two windows allowing natural light to enter and countryside views. Featuring fitted wardrobes with

wooden doors providing ample storage space, further built in storage over stairs, panel radiator and ceiling light.

## Bedroom 2

8'11" x 15'2"

Second spacious double bedroom with two access internal doors and two windows overlooking the rear garden. Two panel radiators and two ceiling lights. This space can easily be converted back into the original second and third bedrooms.

## Shower Room

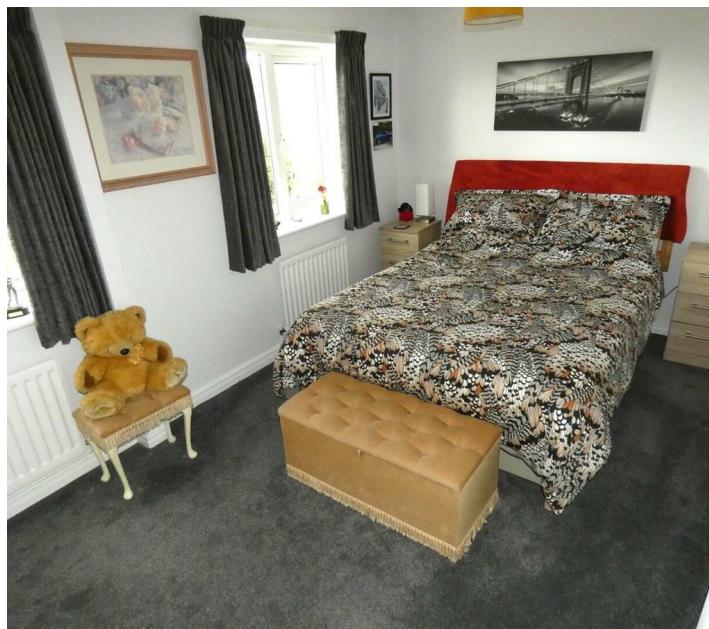
6' x 5'7"

The first floor shower room is a modern space with fully tiled walls in light grey and a contemporary white suite including step in electric shower, low flush WC and hand wash basin with mixer tap. Chrome heated towel ladder, ceiling light and frosted window.

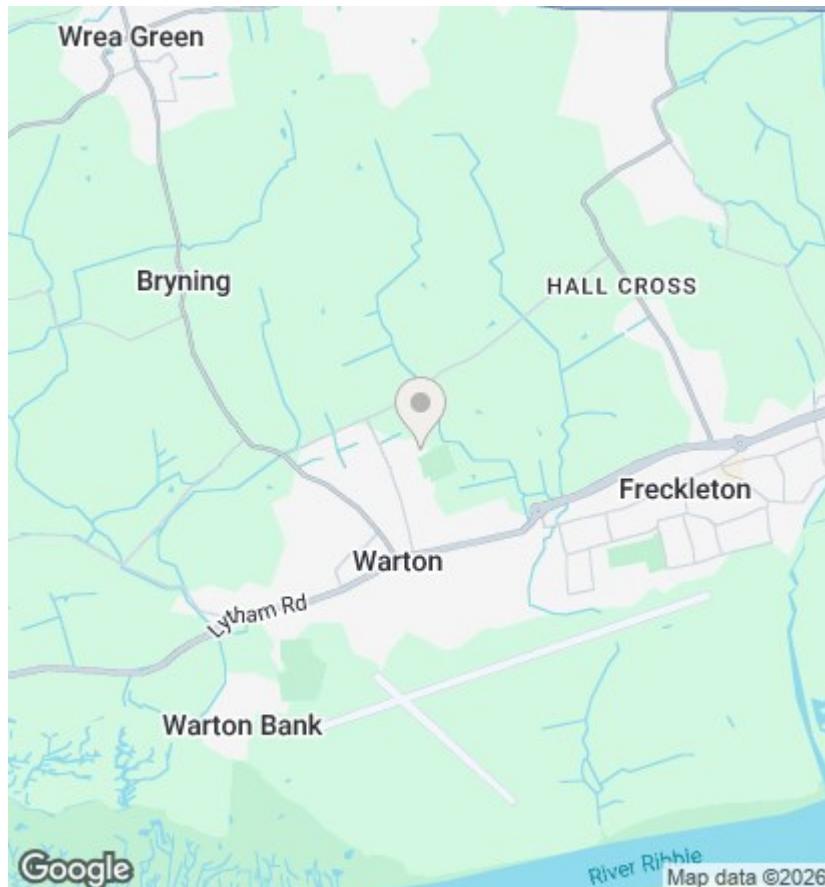
## Exterior

The front exterior of the property presents a neat and tidy frontage with a paved driveway providing off road parking. Featuring beautiful views over the countryside to the front of the property.

The rear garden presents a well-maintained, private and enclosed space combining a paved patio with comfortable outdoor seating and a section of artificial lawn. Surrounded by fencing and mature planting, it offers a private, low maintenance area for outdoor dining, relaxation, and enjoying the garden. Decorative features include a raised bed with white stones, borders of plants and shrubs and timber shed for external storage. Access path to one side and a wider area to the other side providing an ideal area for storage sheds and refuse bins.







## 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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	69	74
EU Directive 2002/91/EC		



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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