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11 Easedale Lane, Warton

- Stunning Modern Detached Family House
- Tastefully Presented Accommodation Set Over Three Floors
- Hallway & Cloaks/WC
- Lounge
- Open Plan Living/Dining Kitchen
- Two 1st Floor Double Bedrooms & Dressing Room/Study (Original 4th Bedroom)
- En Suite Shower Room & Bathroom/WC
- Feature 2nd Floor Principal En Suite Double Bedroom
- Landscaped Rear Garden, Garage with Electric Car Charging Point & Driveway
- Freehold, Council Tax Band E & EPC Rating B

£360,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



11 Easedale Lane, Warton

GROUND FLOOR

Covered entrance with an external wall light.

HALLWAY

12'6 x 3'9



Spacious Hall approached through an outer door with inset obscure double glazed panels. Single panel radiator. Wall mounted room thermostat. Attractive 'herringbone' style wood effect LVT (Luxury Vinyl Tiles) flooring. Turned staircase with a white spindled balustrade leads to the first floor. White panelled doors leading off.

CLOAKS/WC

5'5 x 3'



UPVC obscure double glazed window to the front elevation with a top opening light and fitted plantation shutters. Two piece white suite comprising: Low level WC. Corner wash hand basin with a centre mixer tap and splash back tiling. Single panel radiator. Matching wood effect laminate flooring.

LOUNGE

15'6 x 11'



Tastefully presented principal reception room. Double glazed window to the front aspect with two side opening lights and matching plantation shutters. Single panel radiator. Television aerial point. Internet point.

OPEN PLAN LIVING/DINING KITCHEN

20'9 x 18'7 max



(max L shaped measurements) Stunning open plan family Dining Kitchen with Living area. Having a part pitched ceiling with two Velux double glazed pivoting roof lights. UPVC double glazed double opening French doors overlook and give direct access to the landscaped rear garden. Matching full length double glazed panels to either side of the doors with integral blinds, provide further excellent natural light. UPVC double glazed window overlooks the rear garden with a side opening light and fitted shutters. Excellent extended range of fitted eye and low level cupboards and drawers. Stainless steel one and a half bowl single drainer sink unit with a moulded draining boat and centre mixer tap. Set in upgraded Quartz working surfaces with matching splash back and concealed downlighting. Large island unit with further cupboards below and space for two bar stools. Built in appliances comprise: Zanussi five ring gas hob in a brushed chrome surround. Illuminated extractor canopy above. Zanussi electric double oven and grill. Integrated fridge/freezer and dishwasher, both with matching cupboard fronts. Concealed wall mounted Ideal Logic gas central heating boiler with a wall mounted central heating programmer control. Two double panel radiators. Matching wood effect laminate flooring. Number of inset ceiling spot lights and overhead light above the Dining area. Useful built in understair cloaks/store cupboard with matching flooring, a wall light and wall mounted circuit breaker fuse box. Adjoining built in 'Utility' cupboard with plumbing and space for a washing machine with work top above. Overhead light and wall mounted extractor fan.



FIRST FLOOR LANDING

12'2 x 7'4

Approached from the previously described staircase with a matching spindled balustrade. UPVC obscure double glazed opening window to the side elevation provides good natural light to the hall, stairs and landing areas. Fitted window shutters. Single panel radiator. Built in airing cupboard houses an Ideal hot water cylinder. Continuing staircase leads to the 2nd floor accommodation. Matching white panelled doors leading off to the 1st floor rooms.

BEDROOM SUITE TWO

11'1 x 10'4



Second beautifully presented en suite double bedroom. Double glazed

window enjoys an outlook to the front elevation with views of the central communal Green and small children's play park. Two side opening lights and fitted shutters. Single panel radiator. Fitted bespoke double wardrobe. Door leading to the En Suite.

EN SUITE SHOWER ROOM/WC

7'10 x 3'9



UPVC obscure double glazed opening window to the side elevation. Three piece white suite comprises: Full width step in shower cubicle with sliding glazed doors and a plumbed shower. Ideal Standard pedestal wash hand basin with a centre mixer tap and splash back tiling. Mirror above with a glass display shelf. Ideal Standard low level WC completes the suite. Wall mounted shaving point. Single panel radiator. Ceramic tiled floor. Three inset ceiling spot lights and wall mounted extractor fan.

BEDROOM THREE

11'10 plus wardrobes x 9'3 plus reveal



Third good sized double bedroom. UPVC double glazed window overlooks the rear of the property with a side opening light and window blinds. Single panel radiator. Fitted bespoke double bedroom.

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STUDY/DRESSING ROOM

8'4 x 7'3 plus wardrobes



Originally designed as a fourth bedroom and currently very well fitted by Hammonds and tastefully decorated as a home office/dressing room. Double glazed window overlooks the rear elevation with a side opening light and fitted window blinds. Single panel radiator. Bank of two double fitted wardrobes to one wall. Corner matching desk unit/dressing table with cupboards and drawers to the side. Wall mounted display shelving.

BATHROOM/WC

7'3 x 5'5



Family bathroom with a UPVC obscure double glazed window to the front elevation with a side opening light and matching window shutters. Three piece white suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Pivoting glazed screen and an Aqualisa over bath shower. Ideal Standard pedestal wash hand basin with a centre mixer tap and freestanding vanity cupboard below. Mirror fronted bathroom cabinet. Ideal Standard low level WC. Wall mounted shaving point. Chrome heated ladder towel rail. Ceramic tiled floor. Three inset ceiling spot lights and ceiling extractor fan.

SECOND FLOOR LANDING

7'5 x 3'2

Approached from the previously described staircase. UPVC obscure double glazed opening window to the side elevation with fitted shutters. Single panel radiator. White panelled door leading to the principal bedroom suite.

BEDROOM SUITE ONE

20'2 x 18'7 max



(max L shaped measurements and some restricted head height) Very spacious and beautifully presented double bedroom. UPVC double glazed dormer window enjoys the front outlook with two side opening lights and fitted shutters. Two single panel radiators. Access to loft space, housing the TV aerial. Television aerial point. Wall mounted room thermostat. Bank of fitted wardrobes to one wall with mirrored sliding doors. Door leading to the En Suite.



EN SUITE SHOWER/WC

10' x 6'5



Spacious En Suite comprising a modern three piece white suite. Keylite double glazed pivoting roof light to the rear elevation with integral window blind. Wide step in shower cubicle with sliding glazed doors and a plumbed shower. Ideal Standard semi concealed low level WC with an adjoining vanity wash hand basin with a centre mixer tap and splash back tiling, set in a laminate display surround with cupboards below. Wall mounted shaving point. Single panel radiator. Ceramic tiled floor. Four inset ceiling spot lights and ceiling extractor fan.

OUTSIDE



To the front of the property is a small cottage style open plan garden area with side flower and shrub borders and a central covered entrance with an external wall light. External all weather double power point. An asphalted driveway leads down the side of the property to the Garage and provides good off road parking. External gas and electric meters. Garden tap. Timber gate leads to the rear garden.

To the immediate rear is a very attractive landscaped enclosed garden with a recently laid Indian Stone flagged sun terrace with matching pathways leading to a 2nd rear patio area. Contrasting stone chipped

areas rear lawn. Corner raised planters and trellis style fencing. Useful stone flagged bin store area to the rear of the Garage. External lighting and all weather double power point.



GARAGE

20'8 x 10'8

Good sized brick garage with a pitched roof. Approached through an up and over door with external security light. Power and light connected. Wall mounted Myenergi Zappi electric car charging point.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from an Ideal Logic boiler in the Kitchen serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

SECURITY

The property has a fitted alarm system and external CCTV with 4 cameras which is included in the asking price.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band E

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of approx £200 per annum is currently levied.

LOCATION



This superbly presented four bedroomed three storey detached family home was constructed in 2024 by Anwyll Homes. The development 'Mill

11 Easedale Lane, Warton

Green' is situated in the heart of Warton with its primary schools and village stores including a Tesco Express. Lytham centre with its comprehensive shopping facilities and town centre amenities are only a 5 minute drive away. Kirkham, Freckleton and the M55 motorway access are all within a very short driving distance from the property. Transport services are available on Lytham Road with routes into Lytham St Annes, Freckleton and Preston. BAE Systems is also within easy walking distance. An internal and external inspection is strongly recommended to appreciate the spacious, well planned accommodation this property has to offer together with many additional extras. No onward chain.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Arden & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

Digital Markets, Competition & Consumers Act 2024

John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither

have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared July 2026



Total Area: 142.2 m² ... 1531 ft²

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(92 plus) A		
(81-91) B	85		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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