



## Inglewood Close Warton, Preston, PR4 1DX

- TWO BEDROOM DETACHED TRUE BUNGALOW
- SOUGHT AFTER, QUIET CUL DE SAC LOCATION
- VERY SPACIOUS DINING LOUNGE
- NEW FITTED BATHROOM
- LOVELY SOUTH FACING GARDEN
- DRIVEWAY AND GARAGE
- SHORT DRIVE TO LYTHAM
- EXCELLENT TRANSPORT LINKS
- VIEW EARLY TO AVOID MISSING OUT!!!!

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# Inglewood Close, Warton, Preston PR4 1DX

Nestled in a sought after quiet cul de sac, this delightful bungalow on Inglewood Close offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. The bungalow features a welcoming L shaped reception room, providing a warm and inviting space for relaxation and entertaining guests. Fitted kitchen, Two double bedrooms plus rear conservatory and a fabulous new fitted shower room. Lovely south facing landscaped garden and driveway and garage provide off road parking. This bungalow presents an excellent opportunity and with its practical layout and desirable location, this property is not to be missed!!!



Council Tax Band: C

Tenure: Freehold



### **Entrance Vestibule**

Side entrance with UPVC glazed door opening into entrance vestibule. Built in cloak cupboard and housing for the condensing combi boiler. Inner door to:

### **Dining Lounge**

20' x 18'4"

This bright and spacious L Shaped dining lounge enjoys ample natural light from multiple windows, creating a welcoming and comfortable space. It features a combination of seating areas, including two sofas and a glass dining table with chairs, allowing for both relaxation and dining. Wall mounted electric flame fire and 3 radiators. Light carpeting and neutral walls with subtle striping enhance the room's airy feel, making it perfect for entertaining or spending quiet evenings at home.

### **Kitchen**

10'2" x 7'7"

The kitchen is designed for practicality with a range of white cabinets topped with contrasting dark work surfaces with upturn splashbacks. It includes essential appliances such as a washing machine and fridge, alongside an inset electric hob and oven. The room benefits from a window above the sink, allowing natural light to brighten the space. Further UPVC exterior door gives access to the side.

### **Bedroom 1**

11'2" x 10'8"

A comfortable double bedroom fitted with built-in wardrobes providing ample storage space. The carpeted room is naturally lit through sliding patio doors that open directly into the conservatory, creating a seamless connection to this bright additional space.

### **Conservatory**

6'7" x 7'9"

This conservatory offers a bright and peaceful retreat with large windows surrounding the space, flooding it with natural light and providing pleasant views over the rear garden. It is accessed directly from Bedroom 1 and has a single French door leading out to the garden, making it a lovely spot to relax and enjoy the outdoors regardless of the weather.

### **Bedroom 2**

11'2" x 7'7"

A second bedroom that is cosy yet functional, featuring a carpeted floor and a window that allows natural light to enter. The room is suitable for use as a bedroom or a study and is positioned adjacent to the inner hallway for convenient access.

### **Bathroom**

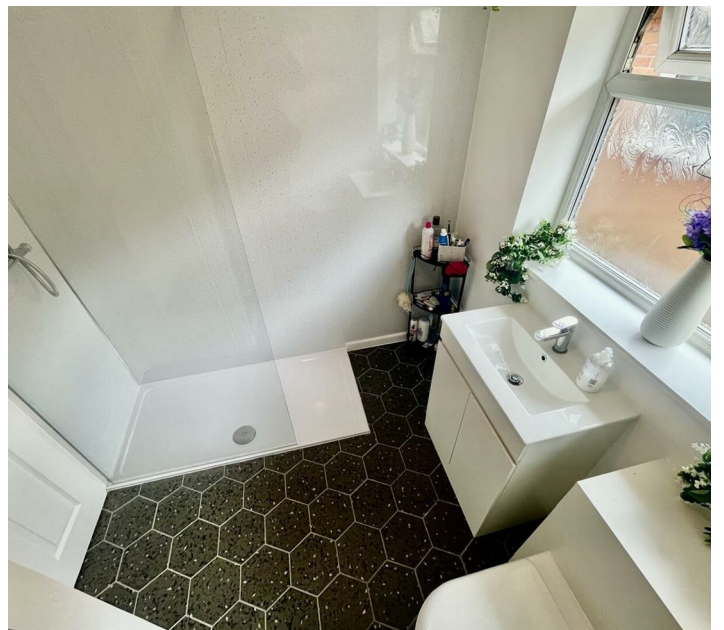
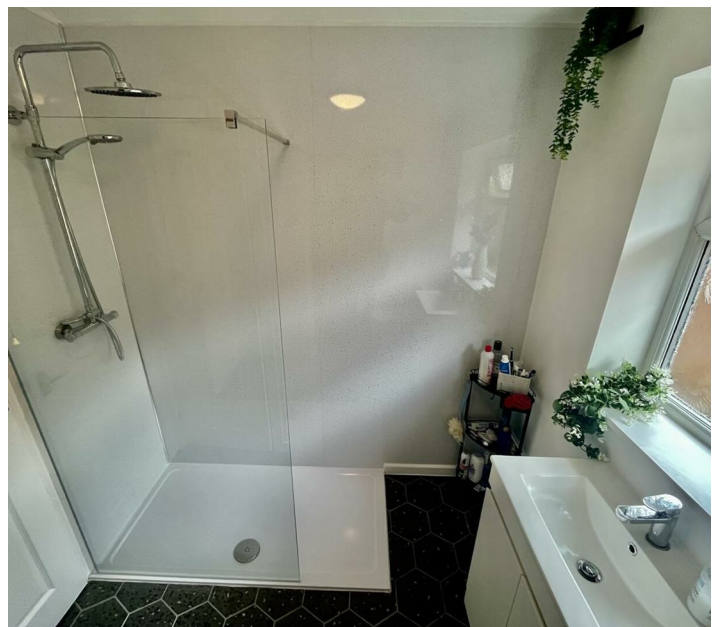
The bathroom has recently been re fitted, featuring a walk-in shower with a glass screen and a vanity unit with an inset basin and low level push button WC flush. There are acrylic splashbacks and the walls are finished in a clean, light tone, complemented by dark hexagonal vinyl tile effect flooring. Wall mounted heated towel ladder and extractor fan. Built in airing cupboard and a window provides ventilation and daylight, creating a fresh and functional space.

### **Front Exterior**

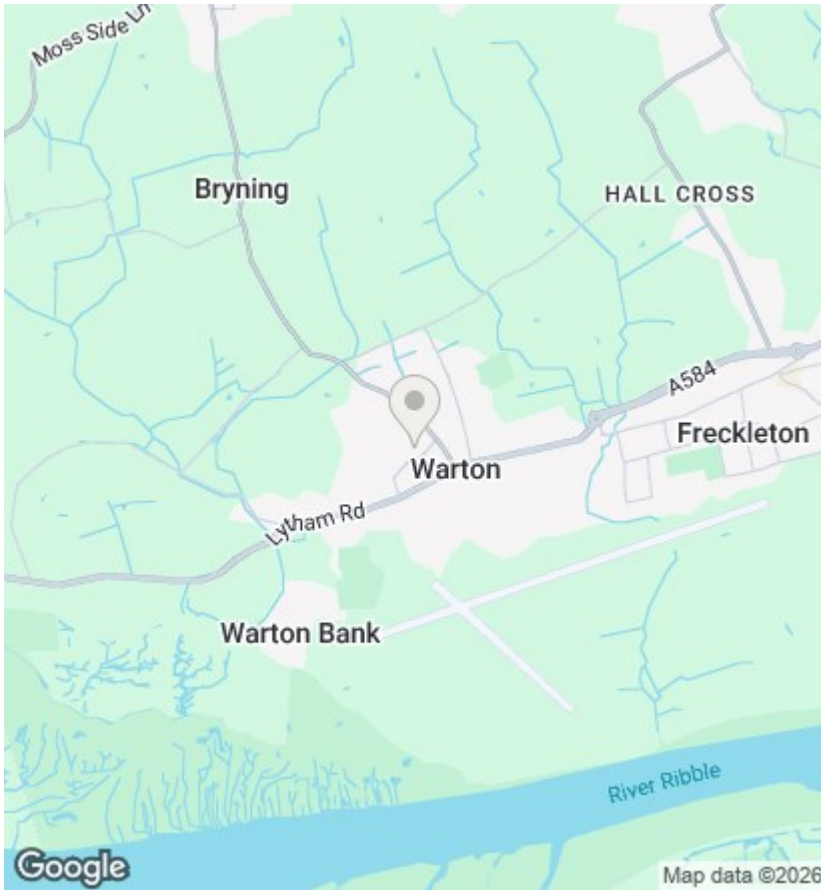
The front exterior of the property presents a classic bungalow facade with red brickwork and white cladding under a pitched roof. A well-kept lawn and shrubbery frame the entrance, complemented by a paved driveway leading to the garage, offering off-road parking.

### **Rear Garden**

The rear garden is a well-maintained outdoor space featuring a central lawn bordered by a neat gravel pathway and enclosed by dark fencing. There is a paved patio area for seating and a garden swing for relaxation. The garden also includes a brick-built garage at the side. This private garden is ideal for outdoor enjoyment and gardening.







## 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			81
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given. Made with Monopix C2028

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