tempo

LOCAL & ONLINE ESTATE AGENTS

£177,000

Ash Drive, Warton, PR4 1DD

- Beautifully Presented 2 Bedroom Semi Detached True Bungalow
- Two Double Bedrooms
- Small Conservatory
- Gas central heating and UPVC Double Glazing Throughout
- No Chain Delay !!!
- Mature Gardens to Rear with Driveway and Garage Providing Ample Off Road Parking
- Well Placed For BAE Systems, Lytham & the Fylde Coast
- Viewing Highly Recommended!!!

Contact Annette & Team Tempo NOW

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Ash Drive, Warton, Preston PR4 1DD

Tempo Estates are pleased to offer with NO Chain Delay !! this beautifully presented 2 Bedroom semi-detached true bungalow. Situated in peaceful residential area of Warton and well placed for BAE Systems, Lytham and The Fylde Coast. The property briefly comprises of Entrance Porch, Entrance Hall, Lounge, Fitted Kitchen, 2 Double Bedrooms, small UPVC Conservatory and Bathroom WC. Mature gardens to rear and not overlooked, with driveway and garage providing ample off road parking. Gas central heating and UPVC double glazing throughout. Viewing highly recommended.

2 1 1 C

Council Tax Band: C

Tenure: Freehold

Entrance
Useful UPVC double glazed entrance porch with inner door opening into the well proportioned entrance hall with inset ceiling downlighters. Doors to:

Lounge
13'9" x 12' 14'2" x 11'12"
Bright and airy lounge with UPVC window to the front elevation, ceiling light, panel radiator, feature fireplace with timber surround, electric fire and marble hearth.

Kitchen
9'6" x 9'10"
A range of eye and base level units in Beech with contrasting worktops. White tiled splash backs, integrated oven with 4 ring gas hob, space for freestanding fridge, washing machine and dryer. UPVC door leading into conservatory, Inset ceiling down lighters and panel radiator.

Conservatory
6'7" x 5'11"
Accessed from the kitchen, perfect for a dining room table. UPVC doors open into the garden.

Bedroom 1
12'6" x 10'11"
UPVC window to the front elevation, ceiling light, panel radiator.

Bedroom 2
10'12" x 10'11"
UPVC window to the rear elevation, panel radiator, ceiling light.

Family Bathroom
Three piece suite in white wiht low flush WC, hand wash basin and pedestal. Panel bath with electric shower above. Obscure uPVC window to the rear elevation, tiled walls, panel radiator, extractor fan, and down spot lights.

Exterior
To the front is mainly laid to lawn with boarding shrubs. Driveway to the side for numerous cars providing access to the garage and into the garden. To the rear is a private and enclosed well maintain garden which is mainly laid to lawn over looks fields.

Notice

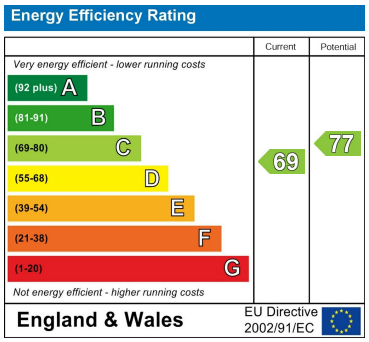
Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

Viewings

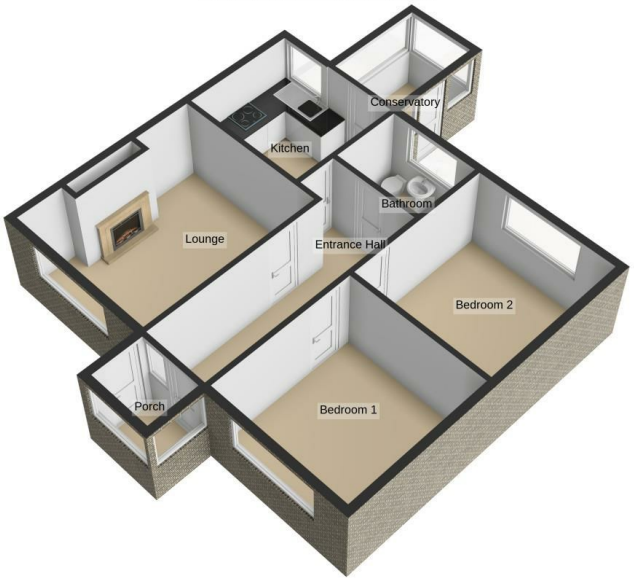
Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

C



Ground Floor
731 sq.ft. (67.9 sq.m.) approx.



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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