



## Ash Drive, Warton, PR4 1DD

- Well Presented 2 Bedroom Semi Detached True Bungalow
  - Two Double Bedrooms
- Gas central heating and UPVC Double Glazing Throughout
- Well Placed For BAE Systems, Lytham & the Fylde Coast
  - Spacious dining kitchen
- Extended to the Rear
- Mature Gardens to Rear with Driveway and Garage Providing Ample Off Road Parking
  - EPC = D
- Peaceful Warton location
- Viewing highly recommended

Contact Annette & Team Tempo **NOW**

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# Ash Drive, Warton, Preston PR4 1DD

Situated in the tranquil residential area of Warton, presents a delightful opportunity to acquire a well-presented semi-detached true bungalow. This charming property has been thoughtfully extended to the rear, enhancing its living space and functionality. The bungalow features: spacious entrance hall, comfortable lounge, dining kitchen, two generously sized double bedrooms, and a modern shower room. The exterior of the property boasts an easy-to-maintain garden at the rear, ideal for those who prefer a low-maintenance outdoor space. Additionally, the driveway and garage offer plentiful off-road parking, a valuable asset in this peaceful neighbourhood. With gas central heating and UPVC double glazing throughout, this bungalow ensures warmth and comfort all year round. This property is perfect for those seeking a serene lifestyle while still being within reach of local amenities. Do not miss the chance to make this lovely bungalow your new home.



Council Tax Band: C

Tenure: Freehold



### **Entrance Hallway**

17'8" x 4'10"

Spacious hallway with single panel radiator, alarm panel and cupboard housing the gas and electric meters. Coved ceiling, cream walls and a single pendant light fitting with a dome glass uplighter shade.

### **Lounge**

13'4" x 11'11"

Main reception room. UPVC double glazed window to front aspect, coved ceiling, single panel radiator and ceiling light.

### **Dining Kitchen**

19'0" x 9'9"

Extended open plan kitchen diner comprising of a range of eye and base level cream high gloss units and drawers all with soft close fittings and matching Laminate worktops. Electric Ceramic Hob, integral Electric Fan Oven with overhead extractor fan and light. 1.5 stainless steel sink with chrome mixer taps and plumbed for washing machine. UPVC double glazed window overlooks rear garden with vertical blinds. Vinyl flooring in the kitchen area and fitted neutral coloured carpet in the dining area with a single pendant brushed steel light fitting and white glass shades in both the kitchen and dining area. Double radiator in the kitchen and single panel radiator in dining area.

### **Bedroom 2**

11'2" x 10'10"

Second double bedroom . UPVC double glazed window to the front, coving and radiator.

### **Bedroom 1**

10'12" x 10'10"

Double bedroom with fitted bespoke Beech effect wardrobes and vanity unit with ample hanging and storage space. UPVC double glazed window with horizontal blinds, coving and radiator.

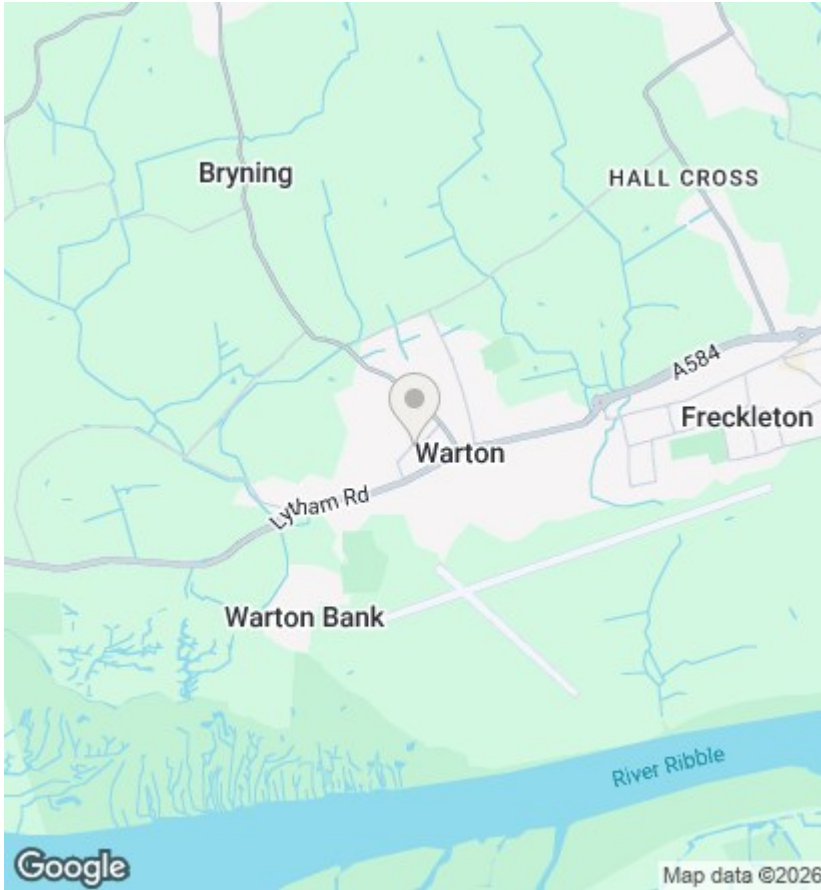
### **Shower Room**

6'10" x 5'7"

Fully tiled shower room with walk-in shower and mixer controls, hand wash basin within a built-in vanity unit and low flush WC. Tiled walls and flooring, inset ceiling downlighters and heated towel ladder. Opaque UPVC double glazed window to the rear.

### **Exterior**

Tarmac driveway to front and side of the property, providing ample off road parking for several cars, leading to a concrete panel garage with up and over door and personal access door. Enclosed sunny rear garden, laid to lawn with Indian stone paved patio area and paths and mature borders and shrubs.



## 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

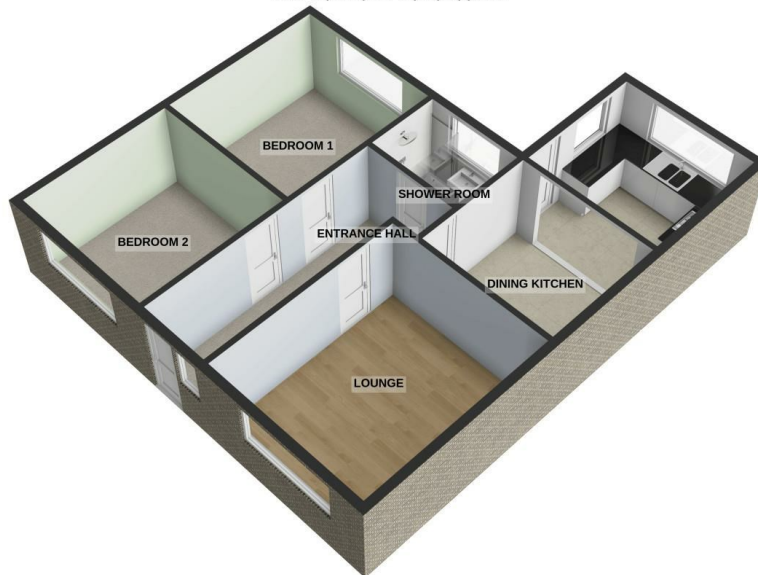
Viewings by arrangement only. Call 01772 633399 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
70.9 sq.m. (763 sq.ft.) 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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