



**25 ENNERDALE AVENUE**

WARTON, PRESTON, PR4 1LN

Offers In The Region Of

**£369,950**



## Key Features

- Superb Four Bedroom Detached Executive Family Home
- Occupying an Envidable Corner Plot on the sough after 'Mill Green' Development
- Neutrally Decorated Throughout & In Turnkey Condition
- Good Size Dual Aspect Living Room & Fabulous Open Plan Dining Kitchen
- Utility Room & Downstairs Cloaks W.C
- Principal Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Modern Family Size Bathroom
- Enclosed Large Rear Landscaped Garden
- Driveway Parking for Two Vehicles & Integral Single Garage
- Peaceful Cul-de-Sac Location with Opens Views to the Front

## Property Summary

Occupying an enviable corner plot within the highly regarded Mill Green development, this beautifully presented four-bedroom detached 'Ascot' style family home was constructed by Anwyl Homes in 2022 and offers spacious, contemporary accommodation perfectly suited to modern family living.

Ideally positioned for modern family living, Warton offers a range of everyday amenities, including primary schools and local shops, with a Tesco Express close by. The vibrant centre of Lytham, with its comprehensive range of shops, restaurants and town centre amenities, is approximately a five-minute drive away. Kirkham, Freckleton and the M55 motorway network are also within easy reach, whilst regular transport services operate along Lytham Road, providing routes to Lytham St Annes, Freckleton and Preston. BAE Systems is conveniently situated within walking distance, making the property particularly well placed for local commuters.

Internally, the property has been beautifully maintained and offers spacious, well-planned accommodation ideally suited to family life. Upon entering, you are welcomed into an entrance hallway with access to a comfortable living room and an impressive open-plan dining kitchen, providing a superb space for everyday family living and entertaining. A separate utility room, downstairs cloaks/W.C. and internal access to the integral garage complete the ground floor accommodation.

To the first floor, the property boasts a generous principal bedroom with a modern en-suite shower room, two further double bedrooms, a well-proportioned single bedroom and a contemporary family bathroom.

Externally, the property enjoys a particularly generous enclosed and landscaped rear garden, enhanced by its desirable corner plot position. To the front, driveway parking leads to the integral garage.

Situated within a peaceful cul-de-sac and enjoying delightful open field views from the front of the property, this exceptional family home must be viewed to fully appreciate.

## Hallway

Entrance via a modern composite front door with glazed panel into the welcoming hallway. Carpeted turned staircase leads to all first floor accommodation. Two ceiling light fittings. Tiled flooring. Radiator. Doors leading off to all ground floor accommodation.

## Lounge

13'6" x 16'2" (4.12m x 4.92m)

UPVC double glazed windows to the front and side elevations, allowing an abundance of natural light throughout the space. Ceiling light fitting. Radiator. Carpeted. TV aerial socket. Coving to ceiling.

## Dining Kitchen

20'8" x 11'12" (6.31m x 3.65m)

UPVC double glazed french doors leading out on to the rear garden. UPVC double glazed window to the rear elevation. A spacious dining kitchen featuring a range of modern eye and base shaker style units with contrasting work surfaces over. Inset twin bowl sink and drainer with mixer tap. Integrated appliances include a five-burner gas hob, electric fan assisted oven, stainless steel extractor fan with downlighting, integrated dishwasher and integrated fridge freezer. LVT flooring. Radiator. Inset spotlights to ceiling. Space for a large dining table and chairs. Door leading through to:-

The room also benefits from tiled flooring, ceiling spotlighting, a double glazed window to the rear and French doors opening directly onto the garden, creating an ideal space for everyday family living and entertaining.

## Utility Room

5'10" X 6'2" (1.79m X 1.88m)

Composite modern double glazed door to the rear elevation. Fitted with eye and base units with complementary work surfaces and upstand over and an inset sink. There is plumbing and space for a washing machine and space for a tumble dryer. Inset spotlights to ceiling. Radiator.

## Downstairs Cloaks W.C

UPVC double glazed obscured window to the side elevation. Features a two piece modern suite in white comprising of a low flush W.C and corner pedestal wash hand basin with mixer tap. Part tiled elevations. Radiator. LVT flooring. Inset ceiling spotlights.

## First Floor Landing

UPVC double glazed window to the side elevation. Built-in storage cupboard. Radiator. Ceiling light fitting. Carpeted. Access to the loft. Doors leading off to all first floor accommodation.

## Principal Bedroom

10'11" x 15'1" (3.34m x 4.60m)

A generous principal bedroom enjoying UPVC double glazed windows to the front and side elevations with attractive open aspect views across the fields. Additional features include fitted blinds, radiator, TV aerial point and fitted wardrobes with sliding mirrored doors.

## En-Suite

8'6" x 3'10" (2.58m x 1.17m)

Features a modern three-piece suite in white comprising of a low flush WC, pedestal wash hand basin with mixer tap and walk in shower with mixer shower and handheld/rainfall fittings. Wall mounted illuminated vanity mirror. Chrome towel ladder radiator. Part tiled elevations. Tiled flooring. Inset spotlights to ceiling. Extractor fan.

## Bedroom Two

13'4" x 8' (4.07m x 2.45m)

UPVC double glazed window to the front elevation enjoying open views across the fields. Carpeted. Radiator. Ceiling light fitting. Fitted shelving and drawers, together with a fitted wardrobe.

## Bedroom Three

10'3" x 10'9" (3.13m x 3.28m)

UPVC double glazed window to the rear elevation. Carpeted. Radiator. Ceiling light fitting. Fitted wardrobe with sliding mirrored doors.





#### **Bedroom Four**

8'10" x 8'11" (2.69m x 2.73m)

UPVC double glazed window to the rear elevation. Feature wall panelling. Radiator. Carpeted. Ceiling light fitting.

#### **Family Bathroom**

7'2" x 5'7" (2.18m x 1.70m)

UPVC double glazed window to the rear elevation. The family bathroom is fitted with a bath with thermostatic shower over, low flush WC and pedestal wash hand basin. Tiled elevations. Tiled flooring. Chrome towel ladder radiator. Wall mounted illuminated vanity mirror. Inset spotlights to ceiling.

#### **Integral Garage**

10'4" x 19'10" (3.16m x 6.04m)

The integral garage benefits from power, lighting and an electric up-and-over door.

#### **External**

Externally, the property enjoys a well-maintained lawned garden to the front, with a private driveway providing off-road parking for two vehicles and leading to the integral garage.

To the rear is a generous, fully enclosed garden, predominantly laid to lawn and complemented by an attractive Indian stone paved patio area, providing the perfect setting for outdoor dining, entertaining and relaxing during the warmer months.

#### **Agents Notes**

##### **VIEWING:**

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

##### **INFORMATION:**

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

##### **PROPERTY MISDESCRIPTIONS ACT:**

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as

statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

##### **MEASUREMENTS:**

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

##### **WARRANTIES:**

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

##### **GENERAL:**

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

##### **NOTICE:**

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

##### **THINKING OF SELLING?**

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.







## Additional Information

**Local Authority** – Fylde Council

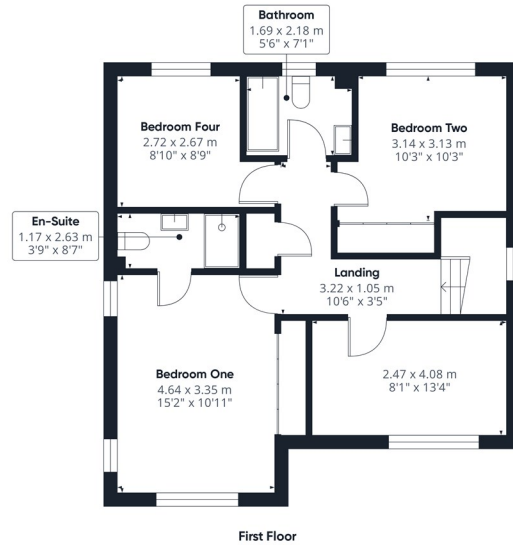
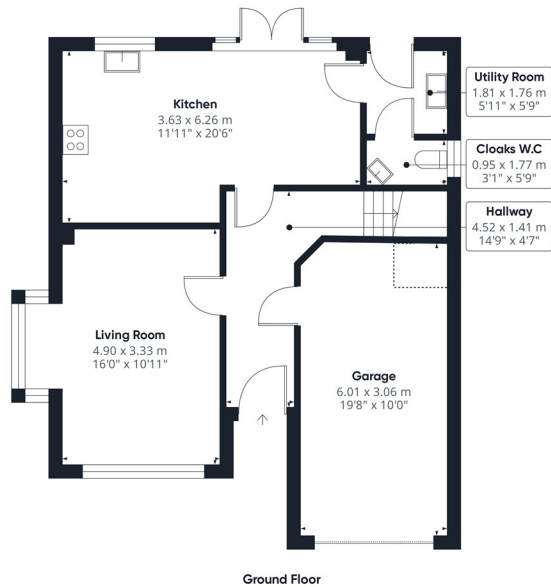
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Tenure** – Freehold



MH



Approximate total area<sup>m</sup>  
131.7 m<sup>2</sup>  
1419 ft<sup>2</sup>

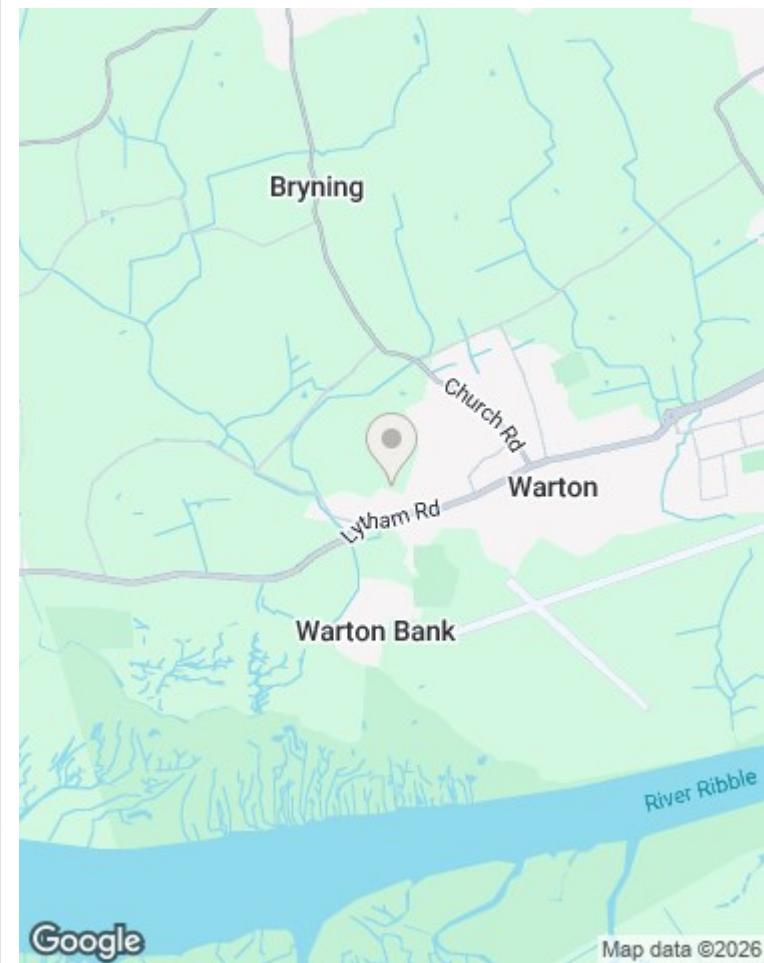
Reduced headroom  
0.9 m<sup>2</sup>  
10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Marie Holmes Estate Agents  
36d Liverpool Road  
Penwortham  
Preston  
Lancashire  
PR1 0DQ

01772 750777  
penwortham@marieholmes.co.uk  
www.marieholmes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	