

GUILDHALL

SALES & LETTINGS



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2 Woodlands Drive

Warton, Preston, PR4 1UQ

Offers Over £290,000



Nestled in the charming area of Warton, Preston, this delightful semi-detached bungalow on Woodlands Drive offers a perfect blend of comfort and convenience. With its single-storey layout, this property is ideal for those seeking easy living without the hassle of stairs.

Upon entering, you are welcomed by a spacious bay-fronted reception room, which provides a warm and inviting atmosphere for relaxation or entertaining guests. The modern fitted kitchen seamlessly opens into a sun room, creating a bright and airy space that is perfect for enjoying morning coffee or afternoon tea. The bungalow features two generously sized double bedrooms, ensuring ample space for rest and privacy.

The modern three-piece bathroom suite is tastefully designed, providing a stylish and functional area for your daily routines. Outside, the property boasts a fantastic corner plot, offering a sense of space and tranquillity. The driveway provides convenient off-road parking, while the garage/workshop presents an excellent opportunity for storage or hobbies.

Situated in a lovely location, this bungalow is close to essential transport links and local amenities, making it an ideal choice for those who appreciate both peace and accessibility. Whether you are looking to downsize



Ground Floor

Entrance Porch

Three UPVC double glazed windows, UPVC double glazed frosted door, vinyl flooring and single glazed hardwood door to the entrance hallway.

Entrance Hallway

Central heating radiator, coving to the ceiling, smoke alarm, loft access, laminate flooring and doors to two bedrooms, the lounge kitchen and bathroom.

Reception Room

UPVC double glazed window, central heating radiator, coving to the ceiling, wall mounted fireplace and laminate flooring.

Kitchen

UPVC double glazed window, spotlights to the ceiling, wall and base units with wood effect laminate surfaces and tiled splash backs, freestanding double oven with four ring hob and extractor hood, sink with drainer and mixer tap, plumbing for a washing machine and dishwasher, space for a fridge freezer, Worcestershire combination boiler, laminate flooring and open access to the sun room.

Sun Room

8 UPVC double glazed windows, spotlights to the ceiling, central heating radiator, laminate flooring and UPVC double glazed rear entrance door.

Bathroom

UPVC double glazed frosted window, spotlights to the ceiling, central heating towel rail, laminate flooring, direct feed rainfall walk in shower, dual flush WC, vanity top wash basin with mixer tap and vinyl flooring.

Bedroom One

UPVC double glaze window, central heating radiator, coving to the ceiling and laminate flooring.

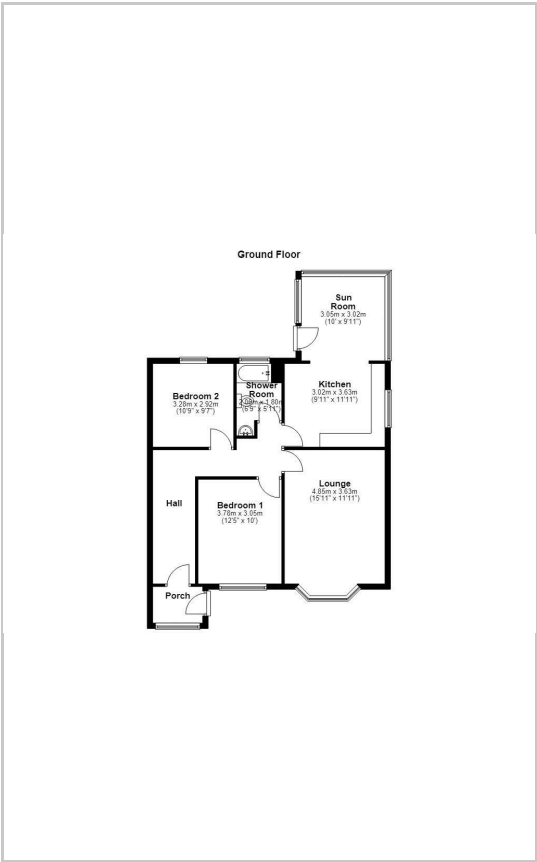
Bedroom Two

UPVC double glazed window, central heating radiator, coving to the ceiling and laminate flooring.

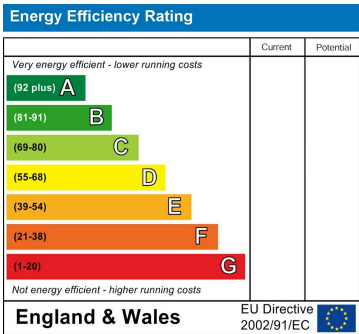
Area Map



Floor Plans



Energy Efficiency Graph



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