



## Inglewood Close, Warton

- Detached True Bungalow
- 2 Reception Rooms
- Garage and Driveway provide ample off road parking
- Excellent Opportunity!!!
- Quiet Cul De Sac
- 2 Double Bedrooms
- Convenient for BAE Systems and the Fylde Coast

Contact Annette & Team Tempo **NOW**

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# Inglewood Close, Warton PR4 1DX

Nestled in the the quiet Cul-De-Sac of Inglewood Close in Warton, this presents an excellent opportunity, to acquire this 2 Bedroom Detached True Bungalow and offers excellent potential. The layout is thoughtfully designed to maximise the use of space, ensuring a warm and welcoming atmosphere throughout. The bathroom is conveniently located, catering to the needs of residents and visitors alike. Briefly comprising : Entrance Hall, Lounge, Dining Room - Open Plan to the Kitchen, 2 Double Bedrooms and a Family Bathroom. Pleasant gardens to front and rear and detached garage and driveway provide ample off road parking.



Council Tax Band: C

Tenure: Freehold



### Entrance Hall

Side entrance with UPVC double glazed door opening into a well proportioned L shaped hallway, with meter cupboard, wall lights and radiator. Doors to :

### Lounge

14'1" x 11'6"

This inviting lounge offers a comfortable setting with ample natural light from a front window. It features a traditional fireplace with a brick surround, creating a cosy atmosphere. The seating arrangement is centred around the fireplace, ideal for relaxing or socialising. Wall Lights and radiator.

### Kitchen

10'10" x 7'5"

The kitchen is a practical galley style with plentiful white cabinetry and laminate work surfaces. It includes a stainless steel sink positioned under a window, and including an electric hob and plumbing for auto washing machine. The tiled splashbacks and vinyl flooring offer easy maintenance. Open plan to :

### Dining Room

12'12" x 11'4"

The spacious dining room is a separate space with opening to the Kitchen. It features sliding patio doors that lead outside to the rear garden, along with a window to the side, filling the room with natural light. This room offers a comfortable space for meals and entertaining. Two radiators.

### Bedroom One

11'9" x 11'6"

Bedroom One is a double room with a large window to the rear, providing plenty of daylight. It is fitted with built-in wardrobes along one wall, offering generous storage options and radiator. The room is carpeted and offers a calm, restful atmosphere.

### Bedroom Two

9'4" x 11'6"

Bedroom Two is a slightly smaller double room, also carpeted with a window overlooking the front of the property. It includes built-in wardrobes providing useful storage, and radiator.

### Bathroom

5'8" x 11'6"

The bathroom is fully tiled with a modern style dark grey floor and cream wall tiles featuring a decorative

border. It comprises a five piece suite in white suite including a bathtub, separate step in shower enclosure, low WC flush, bidet \and pedestal sink. A frosted window allows natural light and ventilation, making the space bright and fresh. Inset ceiling downlighters, radiator and loft access hatch with pull down ladder.

### Front Exterior

The front exterior of the property features a neat lawn bordered by mature shrubs and bushes. The driveway provides off-road parking and leads to a garage at the rear. The bungalow is built in brick with a pitched roof and large front windows that fill the interior with light.

### Rear Garden

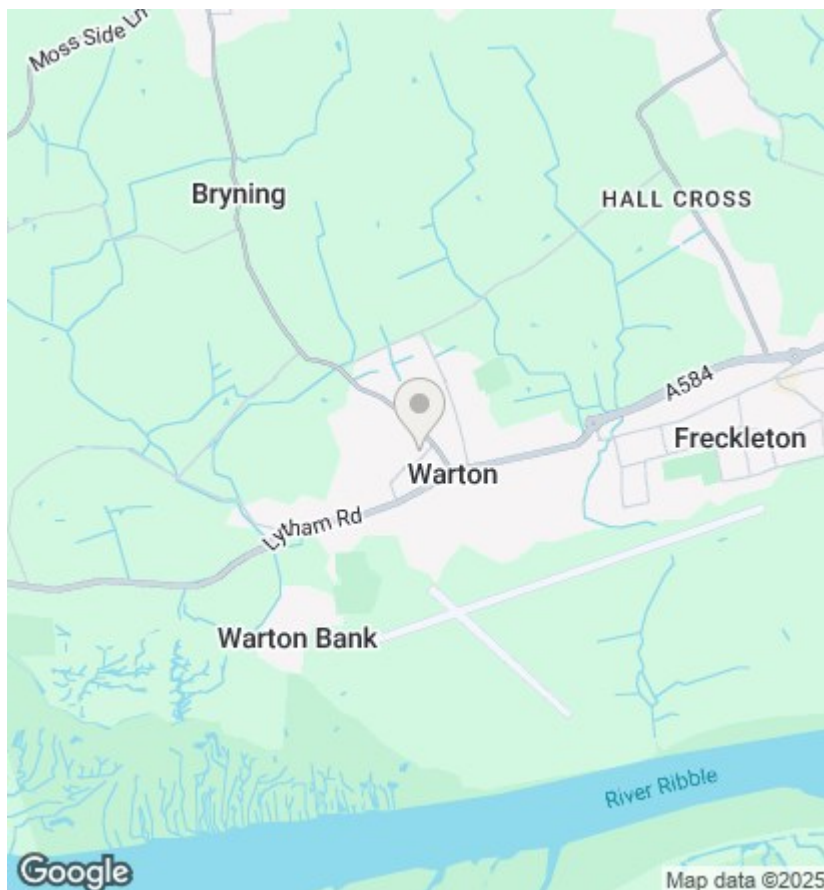
The rear garden is a well-maintained outdoor space with a combination of paved patio areas and lawn. It is enclosed by walls and fencing for privacy and includes a variety of shrubs and a greenhouse for growing plants. The garden is accessible from the dining room, providing a pleasant setting for outdoor relaxation or gardening. Detached concrete garage with, up an over door, window and personal access door and including power and lighting











## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR  
76.6 sq.m. (825 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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