



Ash Drive, Warton, PR4 1DD

Asking Price £174,950

- Two Bedroom Semi-Detached True Bungalow
- Within walking distance of bus stops to Lytham and the Lancashire coast, to inland villages, and to Preston
- Conservatory
- UPVC Double Glazing and Gas Central Heating Throughout
- \*\*\*\*\* No Chain Delay!!!
- Situated in the Popular Village of Warton
- Gardens to the Front and Rear
- Driveway Leading to Garage Providing Ample Off Road Parking
- EPC = D



# Ash Drive, Warton, Preston PR4 1DD

Two Bedroom Semi-detached True Bungalow with lots of potential, situated in the popular village of Warton, within walking distance of bus stops to Lytham and the Lancashire coast, to inland villages, and to Preston. The property briefly comprises: Hall, Lounge, Kitchen, Inner Hall, Bathroom, 2 Bedrooms and Conservatory complete the living accommodation. Front and Rear Gardens, Driveway and Detached Garage provide ample off road parking. EPC = D \*\*\*\*\* No Chain Delay!!!!



2



1



1



D

Council Tax Band: B

Tenure: Freehold



## Hall

Front entrance approached via a UPVC double glazed door and attached window. Wall mounted central heating boiler, fitted meter cupboard and ceiling light. Door to:

leading to a detached concrete garage, with up and over door and UPVC double glazed window. Split level rear garden with paved patio, laid to lawn and raised flower borders. Garden water tap and wall mounted lantern to the side.

## Lounge

13'11" x 10'5"

UPVC double glazed window to the front, wall mounted gas fire, coving, ceiling light and radiator.

## Kitchen

10'10" x 6'2"

Fitted eye and base level units with complimentary worktops, stainless steel sink, drainer and mixer tap, gas cooker point, plumbing for auto washing machine, ceiling light and radiator. UPVC double glazed window and door leading to the side elevation.

## Inner Hall

Loft access hatch, ceiling light, doors to:

## Bedroom 1

12'3" x 8'7"

UPVC double glazed window to the rear, ceiling light and radiator. Built in wardrobe and storage cupboard.

## Bedroom 2

8'6" x 8'5"

Currently used as a dining room. UPVC double glazed French door and attached windows to the rear, leading to the conservatory. Coving, ceiling light and radiator

## Conservatory

9'0" x 8'7"

Brick built base and wrap around UPVC double glazed windows and door to the side. Power points.

## Bathroom

5'8" x 5'4"

UPVC double glazed obscure window to the side. Three piece suite comprising: Panelled bath with mixer tap, electric shower controls with riser rail and shower attachment, pedestal hand wash basin with mixer tap and low level push button flush WC. Fully tiled walls, ceiling light and heated towel ladder.

## Exterior

Well maintained landscaped garden to the front. Tarmac driveway providing ample off road parking

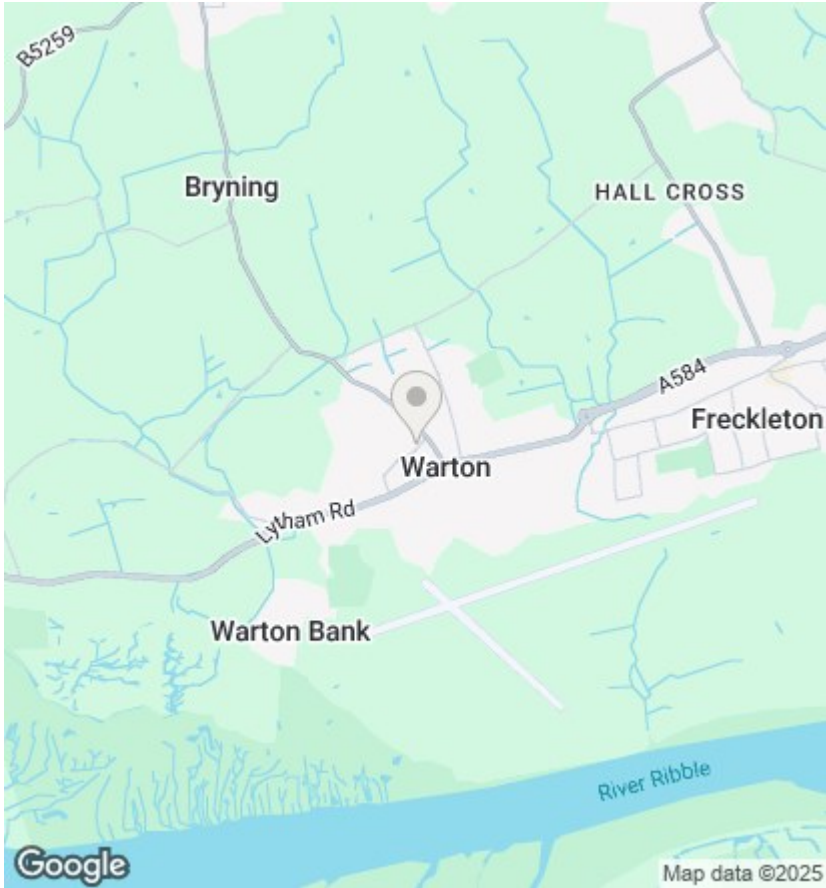












Notice

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		86
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



: purposes only. Decorative finishes, fixtures, fittings and furn current state of the property. Measurements are approximate  
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