



Grasshopper Drive, Warton, Preston, PR4 1ES

- Fabulous 3 Bedroom Property on the sought after Highgate Park Development
- Double driveway provides off road parking for 2 vehicles
- Close to BAE Systems, Lytham and the Fylde Coast
 - Viewing highly recommended !!!
- Re fitted Bathrooms and Master Bedroom fitted furniture
 - Very Private landscaped garden, NOT OVERLOOKED and new 7M x 5M patio area
 - Built in 2017, 829 sq ft

Contact Annette & Team Tempo **NOW**

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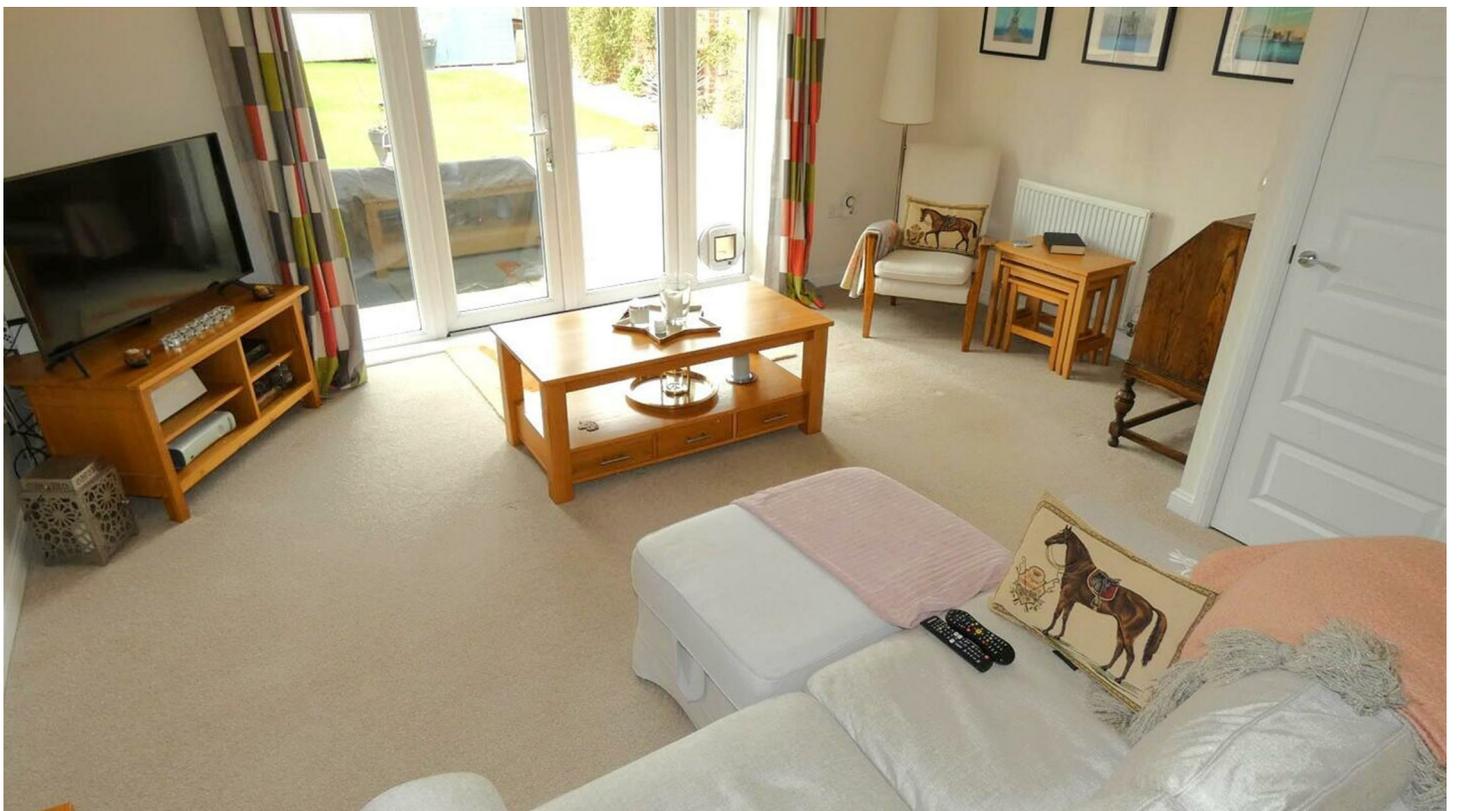
Grasshopper Drive, Warton PR4 1ES

Nestled in the sought after Highgate Park Development, this fine property presents an exceptional opportunity to acquire a modern end terrace house. This delightful new build, completed in 2017, offers a generous living space of 829 square feet, making it an ideal choice for families or professionals seeking a contemporary home. Briefly comprising - Entrance hall, Ground Floor WC, Lounge to the rear with French patio doors to the rear garden and fitted kitchen complete the ground floor accommodation. Three generous sized Bedrooms - the Master with contemporary fitted wardrobes and refitted En-suite Shower Room and Family Bathroom to the first floor. Very private landscaped garden. to which, is not overlooked and two parking spaces. Early Viewing Recommended!!!



Council Tax Band: C

Tenure: Freehold



Front Exterior

41.7 sq.m. (449 sq.ft.) approx.

This end-of- 3 terrace property showcases a charming front exterior with classic red brickwork and neatly framed windows that enhance its inviting appearance. A block paved double driveway offers convenient off-road parking, enhancing the practical appeal of the home.

Entrance Hall

Side composite exterior door opens into the entrance hall with turned spindled stairs to the the first floor.

Lounge

14'5" x 15'1"

The lounge is a bright and welcoming space with neutral carpeting and direct access to the rear garden through the French double doors. Two attached full height windows provides natural light, creating a comfortable area for relaxation and entertaining. Built in storage cupboard and two radiators.

Kitchen

12'2" x 8'1"

The kitchen is well-appointed with a modern and clean finish, featuring white cabinetry paired with wood-effect worktops. Down lighting under wall unites provide ambience lighting. Integrated appliances include, auto dishwasher, auto washing machine and tall larder fridge freezer. Built in electric oven and gas hob with a contemporary stainless steel extractor hood above with glass splashback plate. The space benefits from a window that floods the room with light, and wood-effect flooring adds warmth and practicality.

WC

The WC on the ground floor is conveniently located off the entrance hall and designed with a fresh and bright feel. It features a white toilet and basin set against warm, wood-effect flooring and a tasteful wallpapered accent wall that adds character to the space. Built in storage cupboard, Frosted window to the front.

Landing

Aforementioned turned stairs to ground floor, loft access hatch with pull down ladder, loft space boarded out for storage and built in airing cupboard.

Bedroom 1

11'12" x 8'6"

Bedroom 1 offers a cosy and inviting atmosphere with soft carpeting and a window seat beneath the window. The room is framed by a deep mauve wall colour and is complemented by fitted wardrobes with integrated

lighting and matching radiator, providing excellent storage and a touch of elegance.

Ensuite

The ensuite shower room has also been recently installed is a stylish and contemporary space featuring dark brown, herringbone-patterned tiles that contrast elegantly with the white basin and toilet. It includes a walk-in shower with a sleek glass screen and modern gold fixtures, creating a luxurious personal retreat.

Bedroom 2

10'3" x 8'6"

Bedroom 2 is a bright and airy double room with neutral carpeting and a large window that allows natural light to fill the space. The room is simple and versatile, providing a comfortable sleeping area or guest accommodation.

Bedroom 3

8'11" x 6'3"

Bedroom 3 is a practical space currently used as a study, fitted with neutral carpeting and well-lit by a wide window, making it ideal for use as a home office or extra bedroom.

Bathroom

7'10" x 6'3"

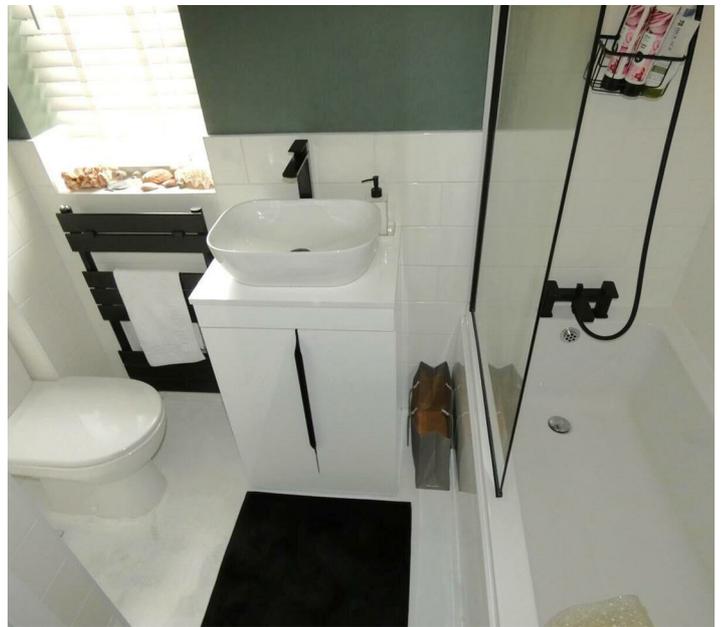
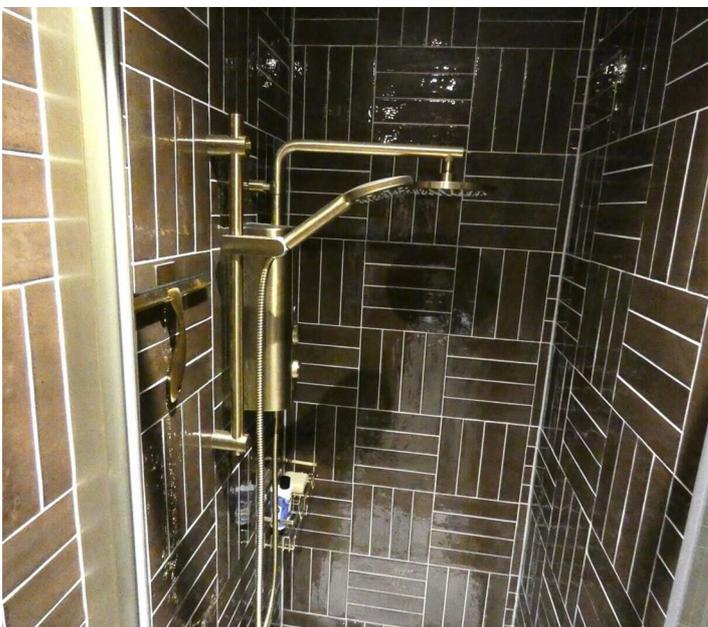
The first-floor family bathroom has been recently installed and fitted with a classic three piece white suite including panelled bath, vanity unit washbasin and push button WC flush. Satin black fittings complete the contemporary look. The room is practical and cleanly finished with neutral tiles.

Rear Garden

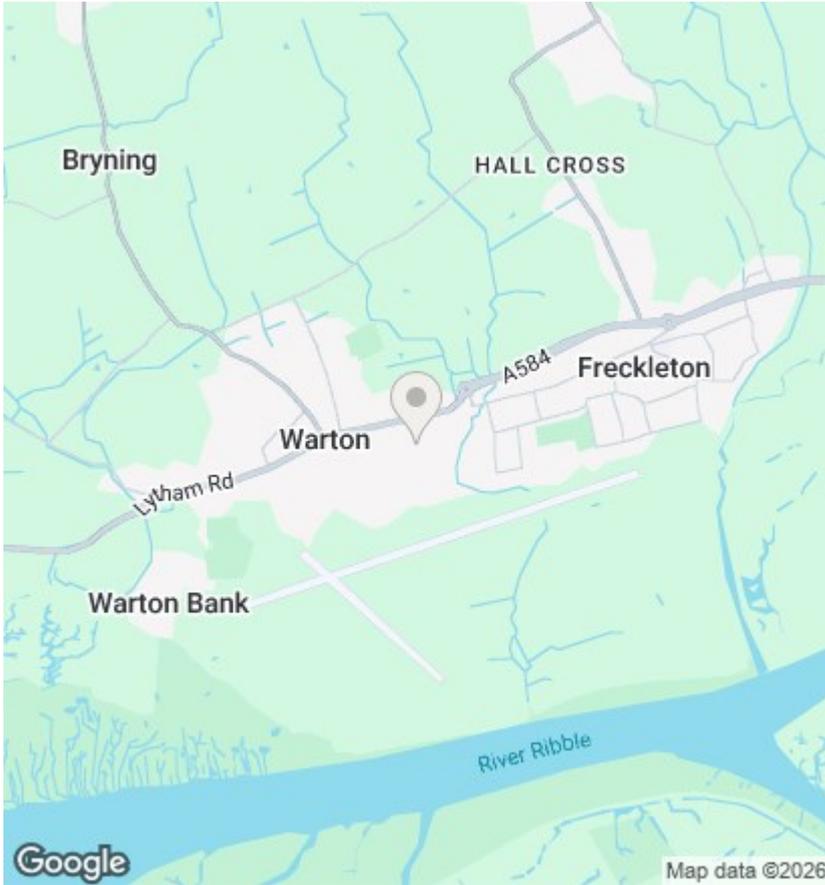
The rear garden is very private, not overlooked and features a generous 7 x 5 metre, recently paved, Marshalls Town Gate patio area, perfect for outdoor seating and entertaining and leads onto a well-maintained lawn bordered by timber fencing. A garden shed is positioned at the back, providing useful storage space, while mature plants and potted shrubs add a welcoming touch of greenery.

Maintenance Charge

There is an annual Maintenance Charge of approx. £190 a year. for the communal areas on the estate.







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:

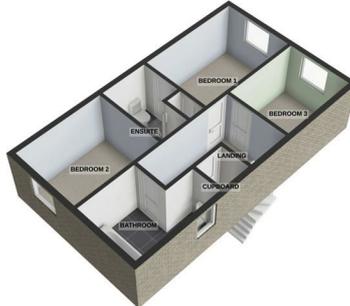
B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(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	

GROUND FLOOR
41.7 sq.m. (449 sq.ft.) approx.



FIRST FLOOR
41.7 sq.m. (449 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. Made with Metropix © 2025

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