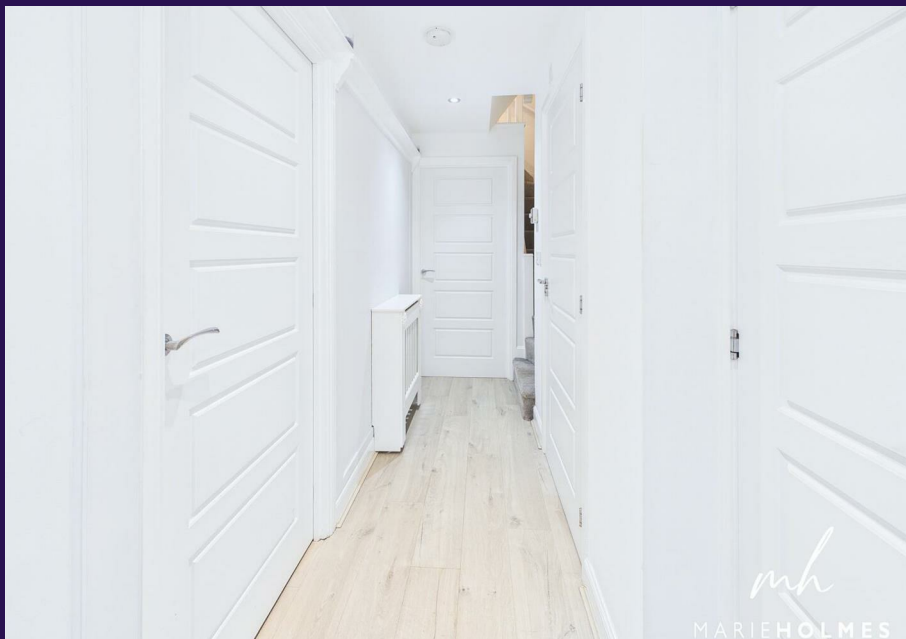




25 MUSTANG CLOSE
WARTON, PRESTON, PR4 1AG

Offers Over **£275,000**



Key Features

- Immaculately Presented Three-Storey Semi-Detached Townhouse
- Desirable Cul-De-Sac Position on the Popular Highgate Park Development
- Four Bedrooms with Flexible Accommodation Across Three Floors
- Impressive Open-Plan Dining Kitchen
- Spacious First-Floor Living Room
- Principal Bedroom with En-Suite Facilities
- Stylish Three-Piece Family Bathroom & Ground-Floor Cloaks W.C.
- Outstanding Covered Outdoor Kitchen & Dining Area
- Substantial Garden Room Currently Utilised as a Home Bar
- Landscaped Rear Garden & Block-Paved Driveway Providing Off-Road Parking

Property Summary

Immaculately presented throughout, this exceptional and stylish three-storey semi-detached townhouse offers beautifully appointed and highly versatile family accommodation, occupying a desirable cul-de-sac position within the popular Highgate Park development in Warton.

Ideally placed for local schools and village amenities, the property is also conveniently located for BAE Systems, with excellent road links providing easy access towards Preston, Lytham and the wider Fylde Coast.

Arranged over three impressive floors, the accommodation has been thoughtfully designed to provide a superb balance of contemporary living and flexible family space. The ground floor opens into a welcoming entrance hallway with a convenient cloakroom/W.C., versatile fourth bedroom and an impressive open-plan dining kitchen, creating a sociable heart to the home.

To the first floor is a generously proportioned living room, alongside the principal bedroom which benefits from its own en-suite facilities. The second floor provides two further well-proportioned double bedrooms, complemented by a stylish three-piece family bathroom.

Externally, the property truly sets itself apart. The substantial rear garden has been beautifully landscaped and transformed into an outstanding space for entertaining and family enjoyment. A superb covered outdoor kitchen and dining area provides the perfect setting for year-round entertaining, while a substantial garden room, currently utilised as a home bar, creates an impressive additional recreational space. Together, these areas seamlessly extend the living accommodation into the garden and provide an enviable setting for al fresco dining, socialising and relaxation.

To the front, a block-paved driveway provides off-road parking and is complemented by an attractive lawned garden.

Combining immaculate presentation, flexible accommodation and exceptional outdoor living space, this outstanding home must be viewed to fully appreciate.

Entrance Hallway

3'4" x 13'3" (1.02m x 4.03m)

The property is entered via a modern composite front door with feature glazing, opening into the entrance hallway. Carpeted turned staircase leads to the first-floor accommodation. Attractive wood effect laminate flooring. Inset spotlights to ceiling. Decorative picture shelf. Radiator and built in cupboard storage. Doors leading off to all ground floor accommodation.

Bedroom Four/Study

6'1" x 8'11" (1.86m x 2.71m)

Currently utilised as a home office with UPVC double glazed window to front elevation. Inset spotlights to ceiling. Radiator. Carpeted.

Downstairs Cloaks W.C

2'9" x 5'5" (0.85m x 1.65m)

Features a modern two piece suite comprising of a low flush W.C and corner pedestal wash hand basin with mixer tap. Part tiled elevations. Vanity mirror. Extractor fan. Wood effect laminate flooring. Inset spotlights to ceiling. Radiator.

Open Plan Kitchen Living

12'9" x 19'11" (3.88m x 6.07m)

UPVC double glazed window to side elevation. UPVC double glazed French doors with glazed side panels with openers providing direct access to the covered outdoor kitchen and dining area. An impressive open-plan kitchen and living area forms the heart of the home, offering a generous and beautifully connected space for both relaxed family living and entertaining.

The kitchen features a range of modern eye and base level units with complementary wood effect work surfaces and upstand over. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Feature under cabinet lighting. Integrated appliances including electric fan assisted oven, four ring electric

hob and stainless steel chimney style extractor over. Additional integrated appliances include dishwasher, washing machine and 60/40 fridge/freezer. A stylish built-in breakfast bar with seating for two provides a practical and sociable space for casual dining. Wood effect laminate flooring. Inset spotlights to ceiling. Radiator. Under stairs storage cupboard. TV ariel socket.

First Floor Landing

3'7" x 8'8" (1.08m x 2.64m)

Carpeted turned staircase leads to all first floor accommodation. Radiator. Inset spotlights to ceiling. Doors leading off to all first floor accommodation.

Living Room

12'12" x 9'10" (3.96m x 3.00m)

Two UPVC double glazed leaded windows to rear elevation. The room is enhanced by feature media wall with TV ariel socket and attractive, modern wall panelling. Radiator. Carpeted. Pendant light fitting.

Bedroom One

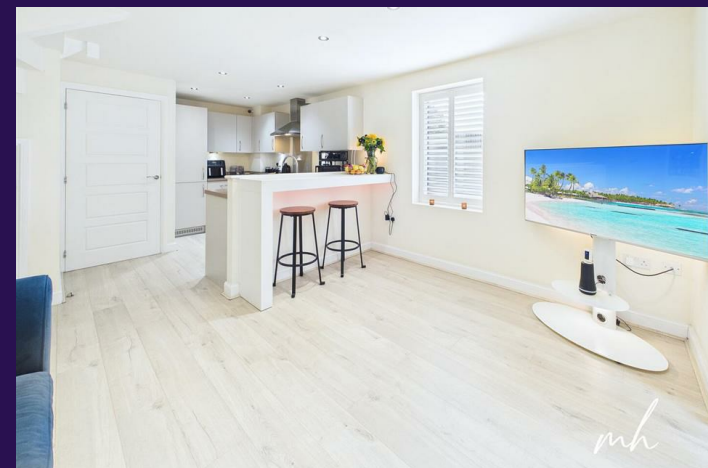
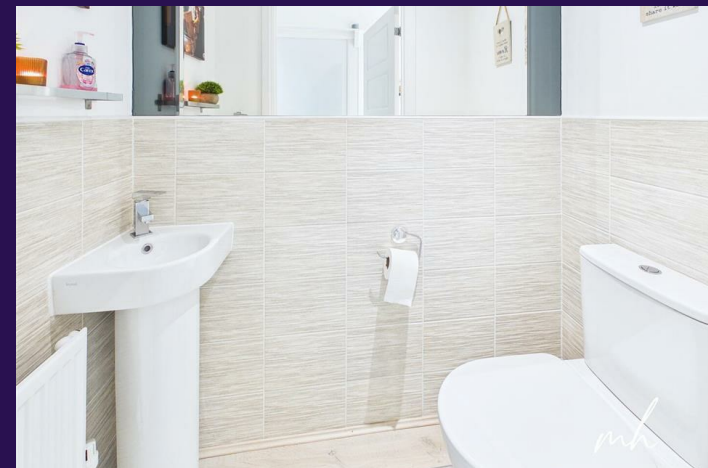
12'7" x 10'2" (3.83m x 3.09m)

UPVC double glazed window to front elevation. The room is enhanced by feature wall panelling and built in media unit with robe and drawer storage. Space for wall mounted TV. Radiator. Carpeted. Pendant light fitting. Door leading through to en-suite shower room.

En-Suite

5'1" x 7'1" (1.54m x 2.17m)

UPVC double glazed obscured window to side elevation. Features a modern three piece suite comprising of a low flush W.C, pedestal wash hand basin with mixer tap and a large step in shower cubicle with wall mounted electric shower with handheld fitment. Shaver socket. Part tiled elevations. Wood effect laminate flooring. Inset spotlights to ceiling. Radiator. Extractor fan.





Second Floor Landing

3'1" x 8'8" (0.94m x 2.65m)

Carpeted turned staircase leads to all second floor accommodation. Inset spotlights to ceiling. Carpeted. Radiator. Access to loft. Doors leading off to all second floor accommodation.

Bedroom Two

12'8" x 10'1" (3.86m x 3.07m)

UPVC double glazed window to front elevation. Pendant light fitting. Carpeted. Radiator.

Family Bathroom

5'10" x 6'9" (1.78m x 2.05m)

UPVC double glazed obscured window to side elevation. Features a three piece suite comprising of a low flush WC, pedestal wash hand basin with mixer tap and bath with thermostatic controlled shower over with handheld fitment. Part tiled elevations. Wood effect laminate flooring. Inset spot lights to ceiling. Radiator.

Bedroom Three

12'9" x 11'9" (3.88m x 3.57m)

UPVC double glazed window to rear elevation. Ceiling lighting. Carpeted. Radiator.

Front External

The property benefits from a generous block paved driveway offering ample off-road parking, with an adjoining laid to lawn area and secure gated access leading to the side of the property. Paved access pathways.

Rear Garden

The impressive rear garden is a particular highlight of the property, offering a generous and thoughtfully landscaped outdoor space designed for both family enjoyment and entertaining. Predominantly laid to lawn, the garden features paved patio area and pathways, established trees and attractive planted borders, all enclosed by timber fencing to provide a

good degree of privacy. Low maintenance, composite raised decking areas provide further space ideal for outdoor entertaining and al fresco dining.

Covered Outdoor Kitchen & Dining Area

17'11" x 16'1" (5.47m x 4.91m)

A superb covered outdoor entertaining space, thoughtfully arranged to provide an excellent extension of the home for dining and socialising. Constructed predominantly in timber with attractive exposed beams and timber-clad walls, the area enjoys an open aspect delivered through bi fold doors opening directly onto the rear garden, creating a seamless connection between the covered and outdoor spaces.

The generous dining area provides ample space for a large table and seating, complemented by an impressive outdoor cooking area incorporating a feature wood-fired oven, extensive preparation surfaces, fitted storage and shelving. A large aluminium window and bi fold doors allow plenty of natural light while enjoying views across the garden.

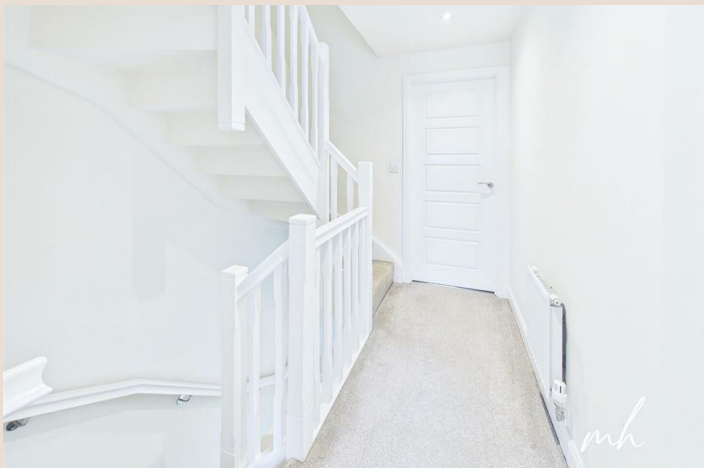
Garden Room

A superb purpose-built garden room, currently utilised as an impressive home bar and entertainment space. Finished with timber-clad walls and exposed ceiling beams, the room has been thoughtfully fitted with a substantial bar area, drinks refrigeration and shelving, together with ample space for comfortable seating and a wall-mounted television. A versatile space that could also be used as a home office or gym. Aluminium bi fold doors provide a secure opening. The garden room extends out to a composite decking area with outdoor kitchen and space for seating.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact our offices.



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:

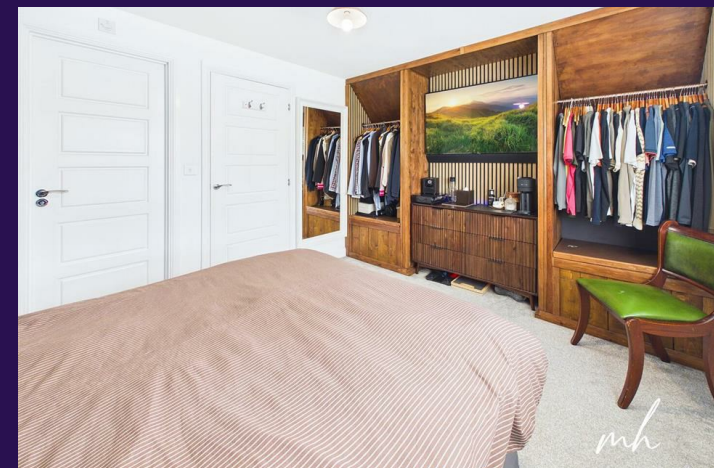
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

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 Borough Council

Council Tax – Band C

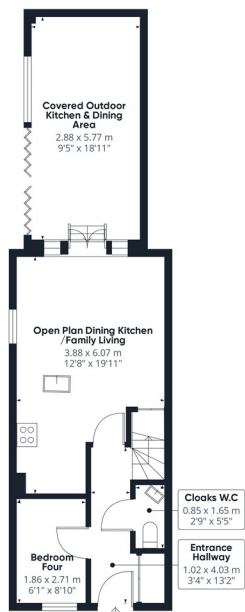
Viewings – By Appointment Only

Tenure – Freehold

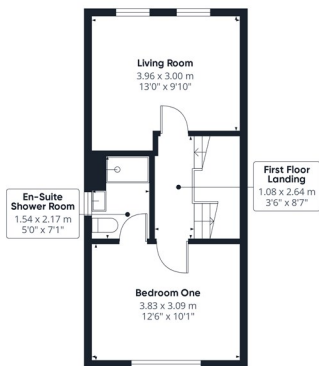


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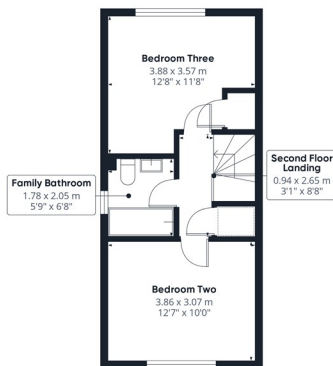
MARIE HOLMES



Ground Floor Building 1



First Floor Building 1



Second Floor Building 1



Ground Floor Building 2

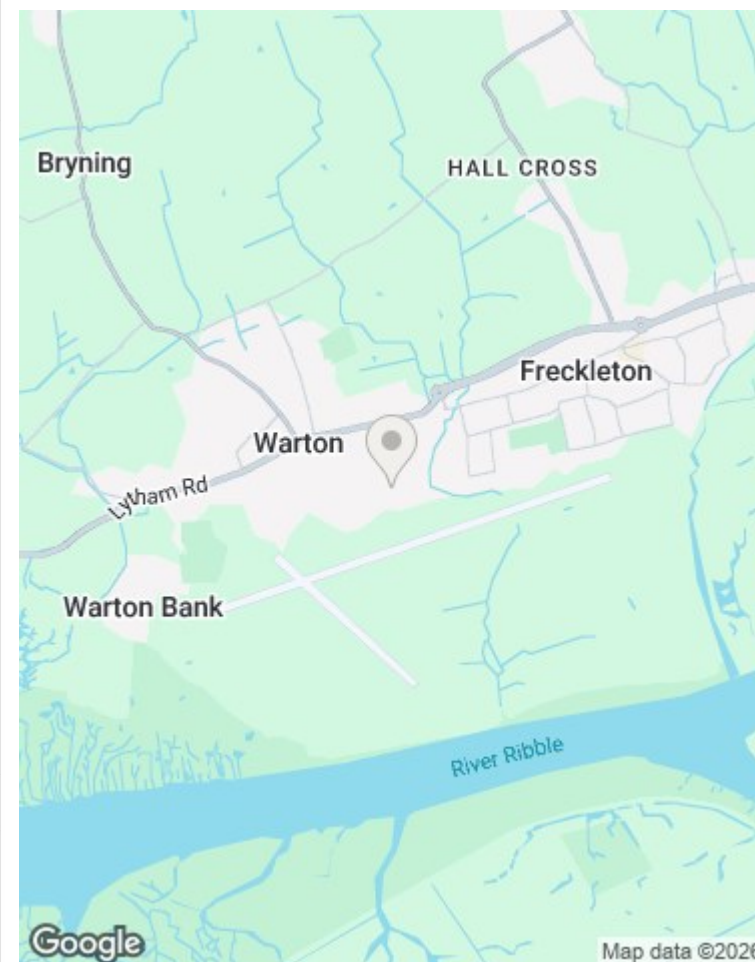


Approximate total area^m
130.7 m²
1407 ft²

(1) Excluding balconies and terraces

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	