



ESTATE AGENTS • VALUER • AUCTIONEERS



Esmerelda 36 Church Road, Warton

- Superb Detached House
- Hallway & Utility/WC
- Spacious Lounge
- Stunning Open Plan Living/Dining Kitchen
- Two Double Bedrooms
- Large Modern Bathroom/WC
- Large Gardens Front & Rear
- Large Garage & Off Road Parking
- Plans Passed for Gr & 1st Fl Extension
- No Onward Chain

£330,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



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GROUND FLOOR

Open porch entrance (4'7 x 3'7)

ENTRANCE HALL

2.54m x 1.98m (8'4 x 6'6)

Nicely appointed central entrance hall approached through a replacement outer door with upper attractive leaded and obscure double glazed paneling. Adjoining matching window. Ceramic tiled floor. Staircase leads off with white spindled balustrade. Panel radiator. Corniced ceiling and dado rails.

UTILITY CLOAK ROOM

1.83m x 1.63m (6' x 5'4)

With two piece modern white suite comprising: pedestal wash hand basin. Low level WC. Matching ceramic tiled floor. Laminate working surface with plumbing facilities beneath for automatic washing machine. Chrome heated ladder towel rail. Obscure leaded double glazed outer window with top opening light.

LOUNGE

4.34m x 4.27m (14'3 x 14')

Tastefully appointed and carefully decorated principle reception room. Double glazed leaded picture window with side opening lights enjoys elevated view of the front garden. Two further double glazed leaded obscure windows to the side gives further light. The focal point of the room is a marble inset fireplace with white detailed fire surround and over mantle and having a cast iron wood burning stove standing on a raised marble hearth. Corniced ceiling, centre rose and dado rails. Double panel radiator. Telephone and television aerial points. Fitted wall lights.



two Velux recessed roof lights. Double opening, double glazed doors overlook the private rear garden. Double panel radiator. The focal point of the room is a corner wood burning cast iron stove set on a raised marble plinth. Two further high level opening windows give further light. Provision for wall mounted television. Ceiling downlights. Door leads into the rear vestibule with hanging space and a door giving storage beneath the stairs. Further door leads to the rear porch with a uPVC obscure double glazed door leading to the garden. Further useful store room. Integral door giving access into the garage.



EXTENDED FAMILY DINING KITCHEN



FIRST FLOOR

Approached from the previously described staircase leading to the upper landing (14' x 6') with spindled balustrade. Two obscure leaded double glazed windows give natural light. Access to loft. Corniced ceiling and dado rails.



EXTENDED FAMILY DINING KITCHEN

7.42m x 6.10m (24'4 x 20')

Stunning spacious FAMILY room with matching ceramic tiled floor to the cooking kitchen. Extensive range of modern wall and floor mounted cupboards and drawers. Wood laminate working surfaces. Matching peninsula unit. Inset one & a half bowl single drainer stainless steel sink unit with chrome mixer tap. Plumbing facilities for automatic dishwasher. 'Rangemaster' cooking range with automatic electric double oven and five ring gas hob. Illuminated stainless steel extractor canopy above. Wall mounted contemporary radiator. Part tiled walls. Obscure double glazed window gives natural light. Extended DINING-LIVING AREA with

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BEDROOM ONE

4.34m x 4.17m (14'3 x 13'8)

Nicely appointed principle double bedroom. Double glazed window with leaded lights overlooks the front elevation and has two side opening lights. Two further obscure double glazed windows give natural light. Fitted wardrobe to one wall. Double panel radiator. Corniced ceiling.



BEDROOM TWO

4.14m x 2.74m (13'7 x 9')

Second deceptive double bedroom. Double glazed window with side opening lights overlooks the rear garden. Fitted range of wardrobes. Panel radiator. Corniced ceiling.



BATHROOM/WC

2.87m x 1.85m (9'5 x 6'1)

Modern three piece suite comprises: Ceramic tiled paneled bath with contemporary mixer tap and having fitted shower and pivoting screen. Vanity wash hand basin with drawers beneath and chrome mixer tap. The suite is completed by a low level WC. Chrome heated ladder towel rail. Ceiling halogen downlights. Leaded obscure double glazed outer window with top opening light. Ceramic floor and wall tiles. Linen cupboards contains a modern Worcester combi boiler.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units.

GARAGE

9.45m x 2.57m (31' x 8'5)

Attached tandem double garage with up & over door.

OUTSIDE

To the front of the property there is a delightful elevated garden with wide centre recently asphalted driveway offering excellent off road parking for four/five cars and leading to the attached tandem garage. External garden tap and lighting.

To the immediate rear there is a deceptive family garden laid to lawn with well stocked shrub and flower beds and side privet and conifer hedging. External lighting.



NOTE

NO ONWARD CHAIN

Esmerelda

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N.B.

The vendors have got planning consent (expires 2023) for two further bedrooms and en suite bathroom. Plans will be available for interested parties.

LOCATION

This superb extended two bedroom detached property is situated in arguably one of the nicest recognised roads in Warton village within a short distance to BAE and within 15 minutes driving distance to the M55 motorway access and only 5 minutes drive to Lytham. The property has been the subject of considerable expenditure over the last couple of years and an internal inspection is strongly recommended.

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Internal and external viewing recommended.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band E

THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

PROPERTY MISDESCRIPTION ACT

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared December 2020



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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