

Extended Three Bedroom  
Detached House

Sought After Area of Warton  
Close to All Village Amenities

Three Reception Rooms

Central Heating and UPVC  
Double Glazing throughout

Mature and Well Maintained  
Gardens

Detached Brick Garage with  
Driveway



Tempo Estates are pleased to offer to the market this extended Three Bedroom Detached House set within a desirable location on Church Road Warton. The accommodation briefly comprises : Entrance Porch and Hall, Three Reception Rooms, Kitchen and Ground Floor W/C. To the first floor, Master bedroom with fitted furniture, two further good sized Bedrooms and Shower Room / WC. Gas Central heating and UPVC double glazed including French doors. Mature and well maintained gardens with detached brick garage.

**For an appointment to view call 01772 633399 or email  
[info@tempoestates.co.uk](mailto:info@tempoestates.co.uk)**





### Entrance

UPVC glazed door Into Porch. Inner door to :

### Entrance Hall

UPVC double glazed window to the side. Stairs leading to first floor with built in storage under and ceiling light. Doors to following ground floor rooms:

### Ground Floor WC

UPVC double glazed obscure window to the side. Corner hand washbasin with tap and low level WC flush. Ceiling light.

### Lounge 17' 4" x 11' 11" (5.28m x 3.63m)

UPVC double glazed French doors with attached windows to the front. Fireplace with fitted gas fire. Wall lights, TV aerial point and radiator.

### Middle Reception Room 14' 3" x 11' 11" (4.34m x 3.63m)

Two UPVC double glazed windows to the side. Built in storage cupboard. Ceiling light and radiator. Double doors opening to :

### Second Reception Room 18' 11" x 12' 4" (5.76m x 3.76m)

UPVC double glazed windows to either side and rear. Built in storage cupboard. TV aerial point, dimmer wall lights and two radiators.

### Kitchen 10' 2" x 9' 3" (3.10m x 2.82m)

UPVC double glazed window to the side Fitted wall and base units, work-surfaces, stainless steel sink and drainer with mixer tap, space for cooker, plumbing for automatic washing machine and dishwasher, tiled splashbacks, laminate flooring and ceiling light. Opening to :

### Rear Hall

Access to both aforementioned Second Reception Room and kitchen. UPVC glazed exterior door to the side.

### First Floor Landing

UPVC double glazed window to the side  
Aforementioned staircase with balustrade leading down to ground floor. Loft hatch with pull down ladder giving access to a useful boarded loft area for storage. Doors to the following first floor rooms:

### Bedroom One 17' 5" x 11' 11" (5.30m x 3.63m)

Good sized Master Bedroom with UPVC double glazed window to the front overlooking the front garden. Fitted furniture including wardrobes, knee hole dressing table and bedside units with integral lighting and displays. Ceiling light and radiator.

### Bedroom Two 13' 9" x 11' 2" (4.19m x 3.40m)

UPVC double glazed window to the rear. Built in storage cupboard housing gas central heating boiler. Ceiling light and radiator.

### Bedroom Three 13' 6" x 6' 11" (4.11m x 2.11m)

UPVC double glazed window to the front. Ceiling light and radiator.

### Shower Room

UPVC double glazed obscure window to the rear. Three piece suite comprising of :-Corner shower enclosure with sliding door and wall mounted electric shower with riser rail and shower attachment. Ceramic pedestal washbasin with taps and low level WC flush. Fully tiled walls, ceiling light and ladder style heated towel rail.

### Exterior

Mature and well maintained gardens with laid to lawn, a good mix of established trees and shrubs, raised flower beds, paved patio and paths , timber garden shed and exterior water tap. Brick built garage to the rear of the property with electric up and over door including power and lighting. Driveway in imprinted patterned concrete for two cars.





**Council Tax Band =**

**Tenure**

We have been advised by the vendor that this property is , this information should always be checked by a solicitor prior to purchase.

**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.

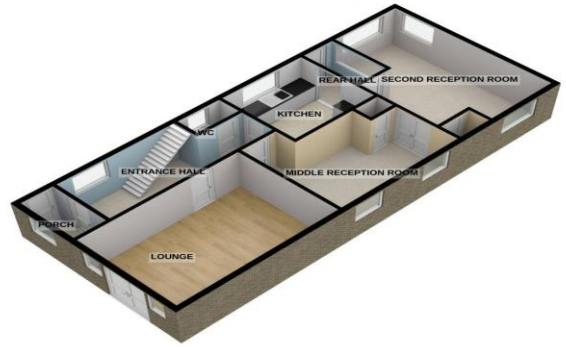


# FLOORPLANS

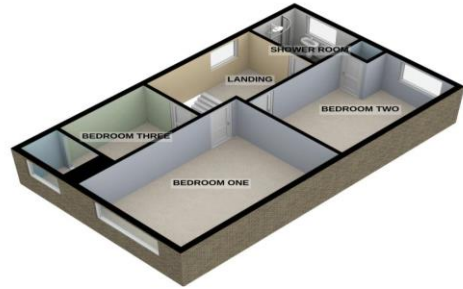
GROUND FLOOR

FIRST FLOOR

GROUND FLOOR  
77.0 sq.m. (829 sq.ft.) approx.



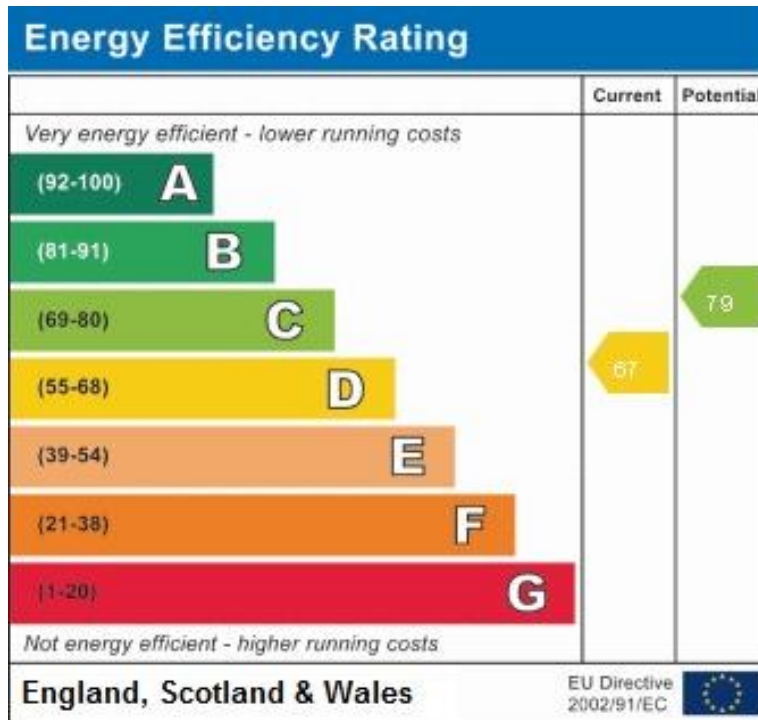
FIRST FLOOR  
55.3 sq.m. (595 sq.ft.) approx.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, heights, areas and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown here are not guaranteed and no guarantee is given as to their operability or efficiency on the day. Made with Metropix (2022) or later.

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 © 2023

## EPC Chart



Address:  
Church Post

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