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16 Blackfield Gardens, Warton PR4 1FH

£285,000

Stunning Four-Bedroom Semi-Detached Home with Picturesque Views



Entrance Vestibule

Composite external obscure double glazed, door to the front. Radiator, tile effect vinyl flooring, ceiling light and carpeted staircase leading to the first floor. Door to:

Lounge

UPVC double glazed window to the front. Carpeted flooring, radiator, ceiling light and feature media wall with recess for TV, media box/sound bar and shelving with spot lighting. Door to:

Dining Kitchen

UPVC Double glazed French doors with integral blinds to the rear, window to rear and obscure window to the side. Range of fitted wall and base units with matching breakfast bar, incorporating contrasting quartz work surface and under mount granite single bowl sink with chrome mixer tap. Integrated AEG double oven/grill and Hisense four ring gas hob with a built-in extractor above. Space and plumbing for dishwasher and washing machine, and fridge freezer. Cupboard housing Baxi boiler, ceiling lights, herringbone flooring, TV aerial point and contemporary vertical radiator. Door to:

WC

Two piece white suite, comprising: WC with push button flush and pedestal wash hand basin with chrome mixer tap. Tile effect vinyl flooring, wall lights, wall mounted consumer unit.

First Floor Landing

UPVC double glazed window to the side. Carpeted flooring, aforementioned staircase from the ground floor, radiator, ceiling light and built-in storage cupboard with cloaks area and fitted shelving.

Bedroom Two

UPVC double glazed window to the front overlooking the duck pond. Carpeted flooring, radiator and ceiling light.

Bedroom Three

UPVC double glazed window to the rear. Carpeted flooring, radiator and ceiling light.

Bedroom Four/Study

UPVC double glazed window to the rear. Carpeted flooring, ceiling light and radiator.

Family Bathroom

Three piece white suite, comprising: panelled bath with glass shower screen, wall mounted chrome controls and handheld shower attachment on riser rail; wall mounted wash hand basin with chrome mixer tap; and WC with push button flush. Wall mounted mirrored vanity cabinet, ceiling light, extractor fan, radiator, tiled splash backs and tile effect vinyl flooring.

Second Floor Master Suite

Accessed via hidden staircase from the first floor.

Master Bedroom

UPVC double glazed windows to the front and side. Carpeted flooring, TV aerial point, radiator, decorative panelling, spot lighting, loft hatch and range of fitted open wardrobes and shelving. Door to:

En-Suite

Keylite skylight window. Three piece white suite, comprising: step-in shower enclosure with bi-folding glass screen door, wall mounted chrome controls and handheld shower attachment on riser rail; wall mounted wash hand basin with chrome mixer tap; and WC with push button flush. Tiled splash backs, radiator, tile effect vinyl flooring, extractor fan and spot lighting.

External

To the front, the garden has been slate chipped to provide additional parking alongside the tarmac driveway.

To the rear, the garden has been landscaped to include paved patio areas, raised artificial lawns area with bordering stone chippings. Timber shed with power. Power, lighting and water tap.

Additional Information

Tenure - Freehold

Council Tax Band - C

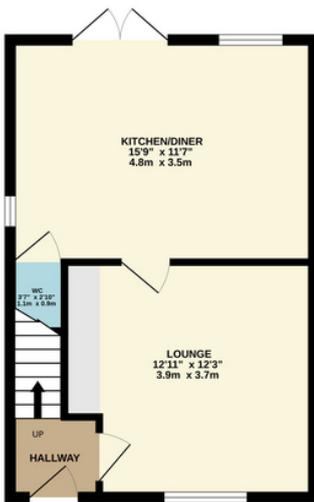
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Floor Plans

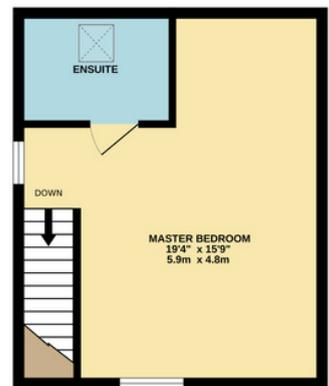
GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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