BEN ROSE

Norseman Avenue, Warton, Preston

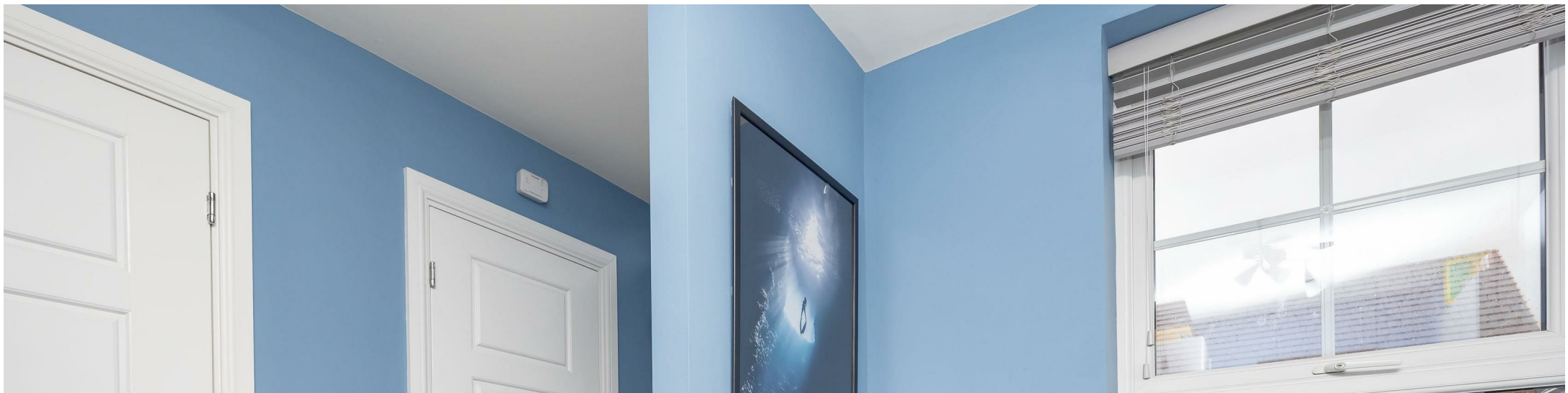
Offers Over £179,950

Ben Rose Estate Agents are pleased to present to market this modern two-bedroom semi-detached home, ideally suited to couples and first-time buyers looking to step onto the property ladder. Offering a well-planned layout, contemporary fittings and a particularly attractive south-facing rear garden, this property combines comfortable modern living with excellent outdoor space. Situated in the popular village of Warton, the home is conveniently placed for a range of local amenities, including shops, schools, cafés and everyday essentials, with further facilities available in nearby Lytham, Freckleton and Kirkham. The surrounding area also offers access to attractive coastal destinations, including Lytham St Annes and the wider Fylde coastline, providing plenty of opportunities for walks and days out. For commuters, nearby Kirkham & Wesham railway station offers connections towards Preston and Blackpool, while local bus services provide links to surrounding villages and towns. The A585 also offers convenient road connections across the Fylde, with access to the M55 and onward routes towards Preston and the wider motorway network.

Upon entering the property, you are welcomed into a bright and airy reception hall, finished with attractive vinyl plank flooring that continues through several of the ground-floor rooms to create a cohesive, modern feel. A useful storage cupboard immediately to the right houses the combination boiler, helping to keep essential household equipment neatly tucked away. To the left, a large opening leads through to the modern fitted kitchen, which features a range of integrated appliances, matching vinyl plank flooring and a front-facing window that allows natural light to fill the space. Returning to the hallway, a door to the right provides access to the convenient two-piece downstairs WC, finished with matching flooring. Straight ahead, you will find the spacious lounge diner, offering plenty of room to accommodate both comfortable seating and a dining table. An open staircase is positioned off the room, while a side-facing window brings in additional natural light. To the rear, glazed double doors provide an attractive focal point and open directly onto the garden, creating a natural connection between the indoor living space and the generous outdoor area beyond.

Ascending to the first floor, the landing provides access to two well-proportioned bedrooms and the family bathroom. The master bedroom is positioned to the front of the property and benefits from dual front-facing windows, creating a bright and welcoming retreat with plenty of space for bedroom furnishings. Bedroom two is equally generous in size and overlooks the rear garden, offering a pleasant outlook and flexibility for a variety of uses, whether as a guest bedroom, home office or dressing room. An integrated storage cupboard houses a condenser tumble dryer, providing a practical laundry solution without compromising the available living space. Completing the first floor is the three-piece family bathroom, fitted with an overhead shower and tiled flooring to provide a functional and easy-to-maintain space for everyday use.

Externally, the property benefits from a brick-paved driveway to the front, providing off-road parking for one car, alongside a lawned garden that adds a welcoming touch of greenery to the frontage. A flagged pathway runs down the side of the property, with gated access leading through to the rear garden. Here, the home truly comes into its own, with a large south-facing lawned garden offering an excellent amount of outdoor space to enjoy throughout the day. The sunny orientation makes it particularly appealing for summer dining, relaxing outdoors or entertaining family and friends, while the generous lawn provides plenty of room for keen gardeners or those simply looking to enjoy a spacious garden. A flagged pathway runs along the right-hand side towards a wooden garden shed positioned in the far corner, providing useful additional storage. Combining its modern interior, well-proportioned accommodation and impressive south-facing garden, this attractive home presents an excellent opportunity for couples and first-time buyers seeking a property that offers both comfortable everyday living and fantastic outdoor space in a well-connected village location.



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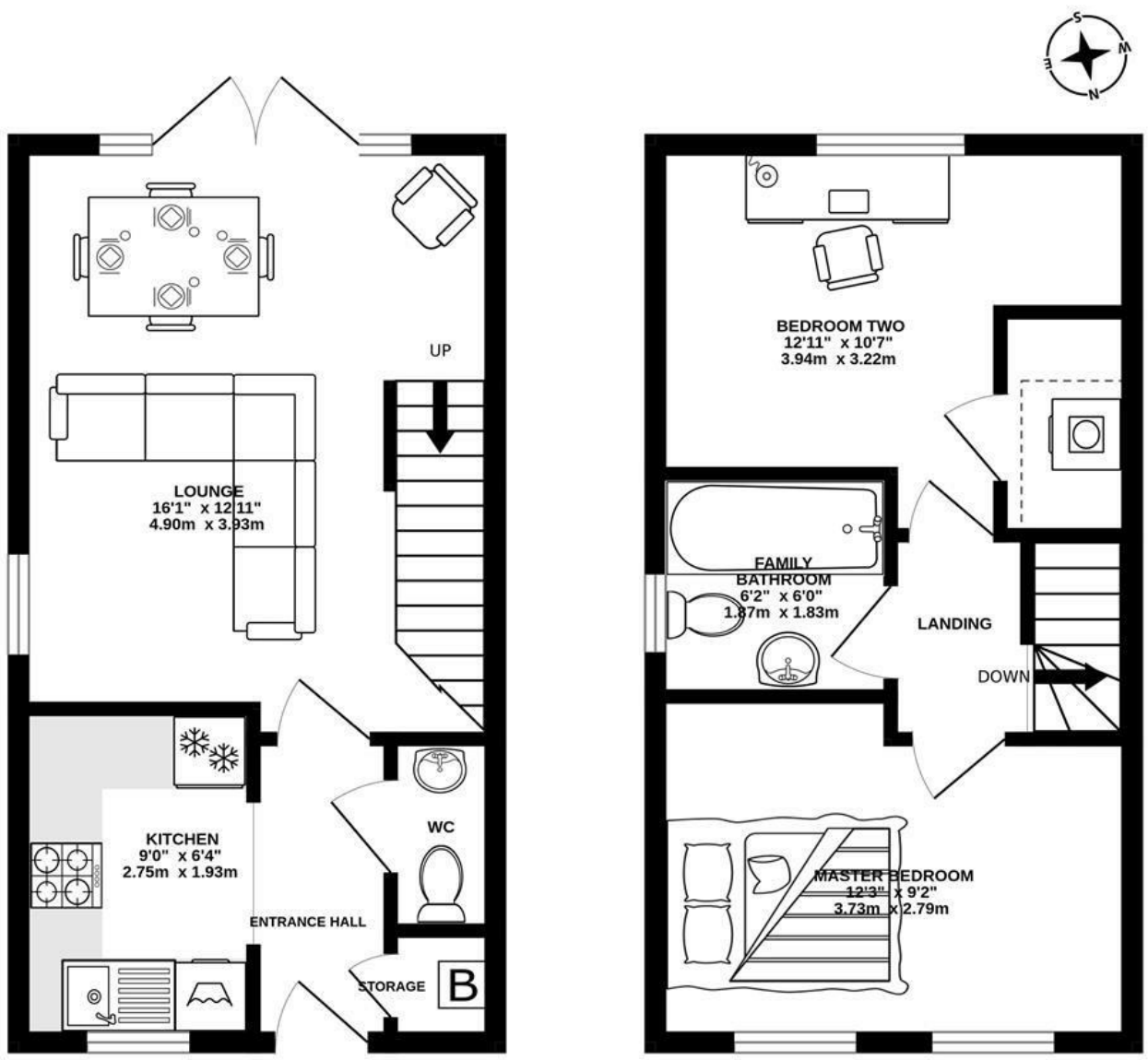
GROUND FLOOR
313 sq.ft. (29.0 sq.m.) approx.

1ST FLOOR
313 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 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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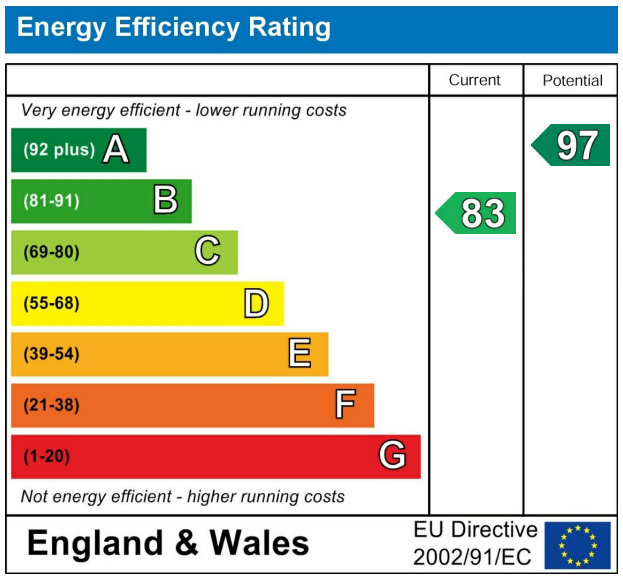

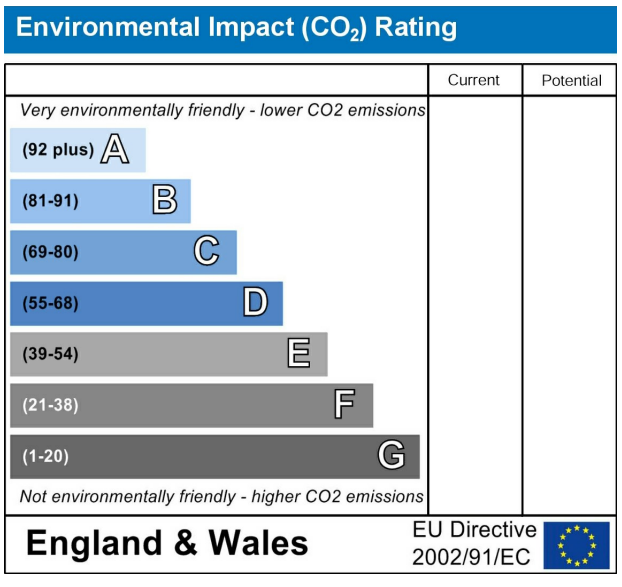

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