

# **\$390,000 - 1055 West Bristol Road, WARWICK**

MLS® #PABU2060580

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## **\$390,000**

3 Bedroom, 2.50 Bathroom, 1,200 sqft  
Residential on 0 Acres

### **NANLYN FARMS, WARWICK, PA**

Discover this newly transformed, charming multi-level home situated on nearly a half-acre corner lot within the renowned Central Bucks School District. This three-bedroom, three-bathroom gem is move-in ready and primed for you to infuse with your unique style and personal touches.

As you enter the front door, you find a freshly painted, light-filled main level. The spacious great-room, complete with an ornate mantel and electric fireplace, seamlessly connects to a rear dining room, offering ample space for hosting gatherings. Both rooms feature recently refinished original hardwood floors and are enhanced by the addition of a new mini-split system. Follow the breakfast bar into the bright kitchen, adorned with a white-washed brick backsplash, stainless steel appliances, a garbage disposal, and a roomy two-door pantry.

From the dining room, sliding glass doors open to a charming deck, offering a serene spot for sipping morning coffee or grilling in the evening. The deck overlooks the generously sized fenced-in backyard, framed by mature trees. Just a few steps below, you'll discover a 24" x 16" patio and a cozy firepit area, perfect for outdoor entertainment and relaxation.

Moving back indoors, head to the upper level, where the gleaming hardwood floors extend into the three bedrooms. The primary bedroom



includes an en-suite half-bath and a hallway bathroom boasts a new vanity, tub/shower surround, and vinyl plank flooring. On this level, you'll also find an access door to an unfinished attic, brimming with untapped potential for future expansion.

Venture down to the finished and heated lower level, accessible from the great room, a private side entrance, or the one-car garage. This versatile space adds an extra approximate 300 sq ft to this home, presenting myriad possibilities for its use (please consult the Warwick Township Table of Zoning Use Regulations Document for specific details and confirm with the township). On this floor you'll find a well-lit den with new vinyl plank floors, a full bathroom, and a convenient laundry room, all now equipped with an added mini-split system. This space also provides access to the utility systems and an ample crawl space, recently painted with a rubberized water sealant.

In addition to the numerous renovations and updates mentioned above, a new architectural roof with roof vent and gutter guard was installed in 2021, a new hot water tank was put in place in 2020, and the heating system was serviced in November 2023. The diligent property owner even arranged for a thorough home inspection to ensure that this residence is truly a turnkey solution. Schedule a showing today, and you could be in your new home before the new year begins.

Built in 1955

**Essential Information**

MLS® #	PABU2060580
Sold Price	\$390,000
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,200
Acres	0.42
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Split Level
Status	Closed
Sold Date	December 28th, 2023

### Community Information

Address	1055 West Bristol Road
Area	Warwick Twp (10151)
Subdivision	NANLYN FARMS
City	WARWICK
County	BUCKS-PA
State	PA
Zip Code	18974

### Amenities

Amenities	Attic, Pantry, Stall Shower, Tub Shower, Wood Floors, Master Bath(s)
Utilities	Cable TV Available
Parking	Asphalt Driveway
# of Garages	1
Garages	Garage - Front Entry, Basement Garage, Garage Door Opener, Inside Access

### Interior

Appliances	Built-In Microwave, Dishwasher, Disposal, Refrigerator, Stainless Steel Appliances, Washer, Water Heater
Heating	Forced Air
Cooling	Ductless/Mini-Split, Wall Unit
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Electric
# of Stories	2
Stories	2.5 Story

**Exterior**

Exterior	Frame, Stucco, Vinyl Siding, Brick and Siding
Exterior Features	Street Lights, Flood Lights, Deck(s), Patio, Fenced-Fully, Fenced-Rear, Wood Fence, Woven Wire Fence
Lot Description	Rear Yard
Windows	Bay/Bow, Double Hung, Screens
Roof	Shingle
Foundation	Concrete Perimeter, Crawl Space

**School Information**

District	CENTRAL BUCKS
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**Additional Information**

Zoning	RR
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**Listing Details**

Listing Office	Coldwell Banker Realty
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Listing information last updated on May 18th, 2024 at 1:30pm EDT