

Property Particulars

Lightning Close, Warton.



- **Spacious Family Home**
- **Three Double Bedrooms**
- **Study/Bedroom Four**
- **"Turn Key" Ready**
- **Viewing Essential**
- **Versatile Accommodation**
- **Sunny Rear Garden**
- **Ensuite to Master Bedroom**

Offers in Excess of £230,000

A newly built spacious and contemporary family home, offering versatile accommodation arranged over three floors. There are three double bedrooms and an alternative use for a ground floor study, as a fourth, if so required. There is a gorgeous ground floor family room, dining and kitchen overlooking and accessing the sunny rear garden, downstairs cloaks, main bathroom and en suite to the master. This beautiful home offers the benefit of a newer build home, with all the carpets, fittings and landscaping included, making this 'turn key' ready for the next owner. There is driveway parking and a useful shed in the rear side area. Close to local services, amenities and BAE Warton as well as easy connections to the coastal areas of Lytham, St Annes and Blackpool as well as Preston City Centre. Viewing is essential to fully appreciate the size, presentation and location of this lovely home.

Entrance Hall -

With doors to front, stairs to first floor and doors off

Kitchen Area - 10' 1" x 6' 2" (3.07m x 1.88m)

With a range of wall, drawer and base units with contrasting working surfaces, gas hob with extractor over, electric oven, integrated fridge freezer, dishwasher and sink unit with drainer.



Family Lounge/Dining - 13' 0" x 12' 11" (3.96m x 3.93m)

A great space with uPVC double glazed window, French doors and side panels overlooking and accessing the rear garden, ceiling lights, lots of room for sitting and dining and open plan to kitchen area.



Study/Bedroom Four - 9' 3" x 6' 2" (2.82m x 1.88m)

With uPVC double glazed window to the front, radiator and ceiling light.

Ground Floor Cloakroom -

With a two piece suite comprising wash hand basin and low suite W.C

First Floor Landing -

With staircase to second floor, uPVC double glazed window to the rear, ceiling light, radiator and doors off

First Floor Lounge - 12' 11" x 11' 9" (3.93m x 3.58m)



Bedroom One - 12' 11" x 10' 2" (3.93m x 3.10m)

With two uPVC double glazed windows to the front, ceiling light, radiator and door to ensuite.



En-suite -

With a three piece suite comprising low suite W.C. pedestal wash hand basin and glazed shower enclosure with electric shower, opaque uPVC double glazed window and part tiled elevations.

Second Floor Landing -

With ceiling light and doors off.

Bedroom Two - 12' 11" x 11' 11" (3.93m x 3.63m)

With two uPVC double glazed windows to the front, radiator, ceiling light and stylish fitted wardrobes.



Bedroom Three - 12' 11" x 10' 2" (3.93m x 3.10m)

With uPVC double glazed windows to the rear, radiator, ceiling light and guest size built in wardrobe.



Family Bathroom -

With a three piece suite comprising low suite W.C. wash hand basin and panelled bath with shower over.



Outside -

With driveway parking.

Rear Garden -

Mainly laid to lawn with paved patio and pathway.



Disclaimer –

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm