

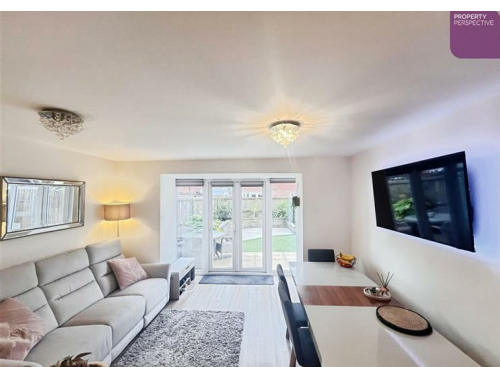


## Texan Close, Preston, PR4 1EY

**£235,000**

A stylish and immaculately presented three-storey semi-detached townhouse, offering a flexible 3/4 bedroom layout, landscaped rear garden and driveway parking.

Set on the popular Highgate Park development in Warton, the property is ideally placed for local schools, village amenities, BAe Systems and road links towards Preston, Lytham and the Fylde Coast.





# 5 Texan Close, Warton, Preston, PR4 1EY

## Ground Floor

### Entrance Hall

Front entrance door, stairs to the first floor, doors to WC, bedroom four/study and the kitchen. Built-in storage cupboard.

### Bedroom Four / Study 6'2" x 8'11" (1.88m x 2.74m)

Flexible front room currently used as a home office. Window to the front, space for desk or single bed and wardrobes.

### WC 2'9" x 5'0" (0.86m x 1.53m)

Modern white suite comprising low-level WC and wash hand basin, part tiled walls.

### Kitchen 6'1" x 10'0" (1.87m x 3.06m)

Fitted with a range of sleek white gloss wall and base units with complementary worktops and inset sink unit. Built-in oven with gas hob and stainless steel extractor, space and plumbing for further appliances. Open through to the family/dining area.

### Family / Dining Room 12'9" x 15'7" (3.90m x 4.76m)

Bright open-plan living space with room for both sofa and dining table. Attractive flooring continuing from the kitchen, TV point and French doors opening out to the rear garden – a great space for everyday family life and entertaining.

## First Floor

### Landing

Stairs rising from ground floor and to the second floor, doors to lounge and bedroom one.

### Lounge 12'11" x 11'10" (3.94m x 3.63m)

Beautifully presented reception room with two windows to the front. Bespoke media wall incorporating shelving, feature inset electric fire and space for wall-mounted TV – a real focal point of the home.

### Bedroom One 12'9" x 9'10" (3.90m x 3.00m)

Generous double bedroom, space for wardrobes and access to the en-suite.

### En-Suite 5'1" x 7'1" (1.55m x 2.17m)

Modern shower room with enclosed shower cubicle, wash hand basin and WC, part tiled walls and towel radiator.

## Second Floor

### Landing

Roof light window, access to bedrooms two and three, family bathroom and storage/airing cupboard.

### Bedroom Two 12'11" x 11'5" (3.94m x 3.49m)

Excellent double bedroom with dormer/roof window, sloping ceiling detail and plenty of floor space for furniture.

### Bedroom Three 12'11" x 10'11" (3.94m x 3.35m)

Another good-sized bedroom with built-in recess/wardrobe area, ideal children's room, guest room or additional office.

### Family Bathroom 5'7" x 6'5" (1.71m x 1.96m)

Fitted with a modern white suite comprising panelled bath with mixer tap and shower attachment, wash hand basin and WC, part tiled walls and vinyl/tiled flooring.

### Outside

Front - Attractive frontage with artificial lawn, established shrub planting and path to the front door.

Driveway - Good length block-paved driveway to the side of the property providing off-road parking, with EV charging point.

Rear Garden - Smart, low-maintenance landscaped rear garden with paved patio seating areas, artificial lawn and raised planted borders – ideal for outdoor dining, children's play and entertaining. Enclosed by fencing with gated side access and garden shed.





