



Shepherd Place, Warton PR4 1FQ

Asking Price £148,000

- Discount To Market Property - 20% Reduced Price from £185,000!
- Two Bedroom Semi Detached House
- Easy access to M55
- Spacious Lounge / Diner
- Excellent Position on a Quiet Development
- Criteria Required to Purchase Including First Time Buyers Only
- Gardens and Driveway
- Close to BAE Systems
- Two Double Bedrooms
- EPC = B

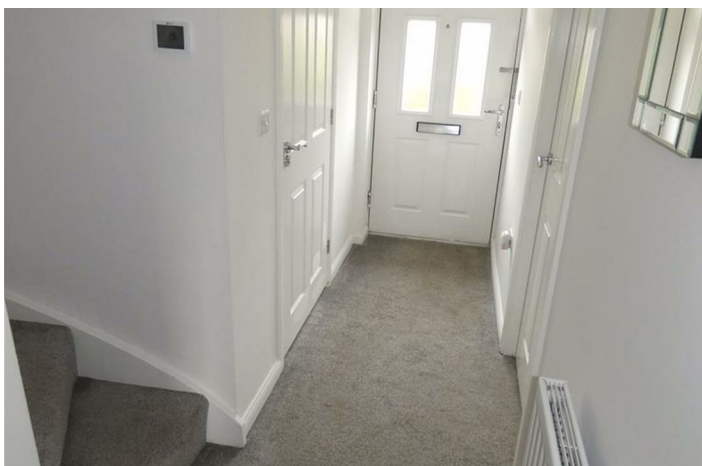
Shepherd Place, Preston PR4 1FQ

Discount To Market Property - 20% Reduced off Marketing Price of £185,000! Criteria Required to Purchase Including First Time Buyers Only. Tempo are delighted to bring to the market this 2 bedroom Semi Detached Home, situated on a quiet development. Well presented throughout and located close to Warton and its amenities and schools, together with nearby rural areas. The Property briefly comprises: Entrance Hall, Lounge, Kitchen and Ground Floor WC. Two Double Bedrooms and Bathroom WC to the first floor. UPVC double glazing and gas central heating throughout. Front and Rear Gardens and Driveway for Two cars.



Council Tax Band: B

Tenure: Freehold



Entrance Hall

Composite glazed front door opens to the entrance hall. Ceiling light and radiator. Turned staircase to the first floor and doors to the following rooms:

Ground Floor WC

UPVC double glazed frosted window to the front. Two piece suite comprising: Pedestal wash basin with mixer tap and low push button flush WC. Tiled splashback and vinyl flooring, ceiling light and radiator.

Kitchen

UPVC double glazed window to the front. Fitted kitchen in U Shaped design, wall and base units with contrasting laminated work surfaces including matching splashbacks.

Inset steel 1.5 bowl sink with drainer and mixer tap, gas hob, built in electric oven and Brushed steel chimney cooker hood. Plumbed in for automatic washing machine and dishwasher ,ceiling light and eye catching vinyl flooring.

Lounge

15'7" x 13'3"

Spacious lounge and dining area with UPVC double glazed French doors to the rear. Useful built in storage cupboard under stairs, ceiling light and 2 x radiators.

First Floor Landing

UPVC double glazed window to the side.

Aforementioned stairs with spindle balustrade. Loft hatch, ceiling light and doors to:

Bedroom One

10'0" x 13'3"

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

Bedroom Two

10'0" x 13'3"

2 x UPVC double glazed windows to the front, built in wardrobe, ceiling light and radiator.

Bathroom WC

Fitted bathroom housing three piece suite in white comprising: Panelled bath with mixer tap, glass screen, mixer shower controls, riser rail and shower attachment. Wall hung wash basin with mixer tap and low push button flush WC. Ceramic tiled

splashbacks and vinyl flooring, ceiling light, extractor fan and radiator

Exterior

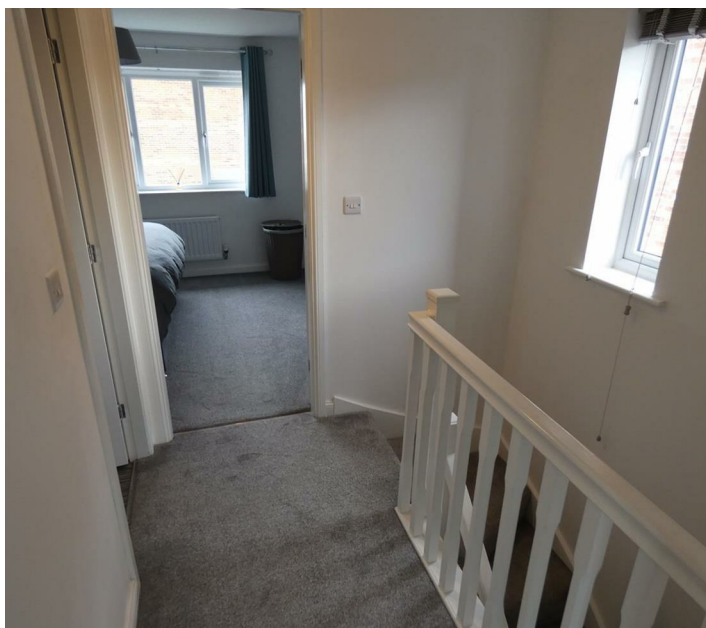
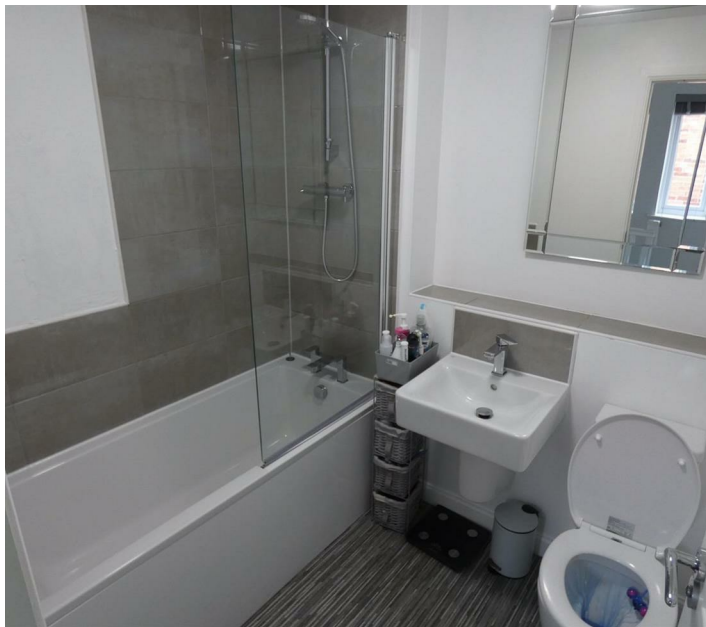
Landscaped garden to the front, exterior welcome lantern to porch and exterior water tap. Driveway to the side for two cars with timber security gate and a good sized private and fenced rear garden with laid to lawn and paved patio and paths.

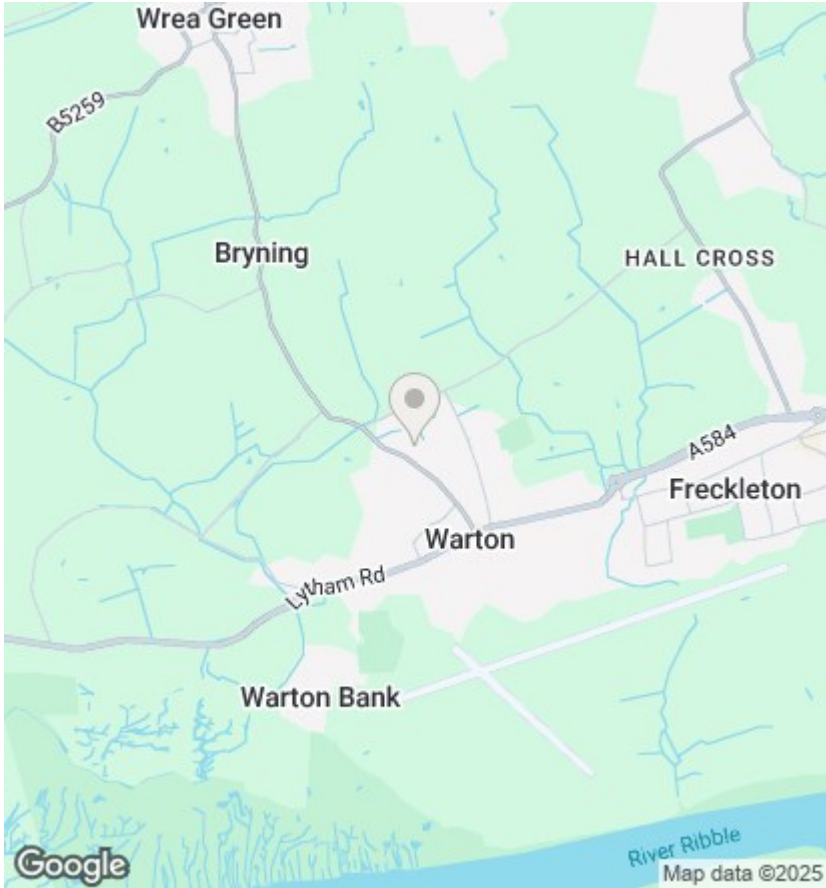
Discounted Market Sale

This property benefits from the Discounted Market Sale Scheme with 20% off the market value of £185,000! Applying for this property will need to meet the following criteria:

- Applicant must have a local connection to the area. To have a local connection, the applicant must meet one of the criteria listed below:
 - Lived in the area for 3+ consecutive years.
 - Have a close family connection (Mum, Dad, Brother or Sister) who have lived in the area for 5+ years.
 - Have full time and permanent employment in the area.
- Applicant must be a first-time buyer.
- Applicant must have a suitable deposit.

An application form will need to be filled out for the council to approve the prospective buyer.





Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

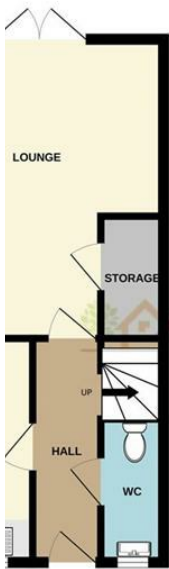
Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operation or efficiency can be given. Made with Tempoplane 12/2024

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