



Moorhead Gardens, Warton, Preston PR4 1WA

Asking Price £159,950

- MODERN TWO BEDROOM END TERRACED HOUSE
- EXCELLENT CONDITION AND DECORATED THROUGHOUT
- GOOD SIZED PRIVATE REAR GARDEN
- **** NO CHAIN DELAY !!!
- SITUATED ON POPULAR BLOCK PAVED DEVELOPMENT IN SOUGHT AFTER AREA IN WARTON
- DRIVEWAY PROVIDES OFF ROAD PARKING
- VIEWING RECOMMENDED
- EPC = C

Moorhead Gardens, Warton PR4 1WA

***** OFFERED WITH NO CHAIN DELAY!!! Two Bedroom, Modern End Terraced House, located within a popular block paved development in a sought after area of Warton. In brief, the property comprises: Entrance Vestibule, Lounge and Fitted Dining Kitchen to the Ground Floor. There are Two Double Bedrooms and Bathroom to the First Floor. Good sized private landscaped garden to the rear and driveway provide ample off road parking. EPC = **** Decorated throughout. Early viewing recommended!!!



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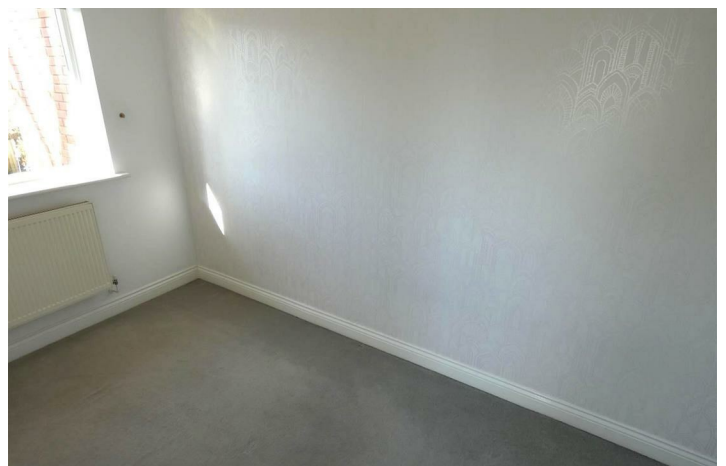
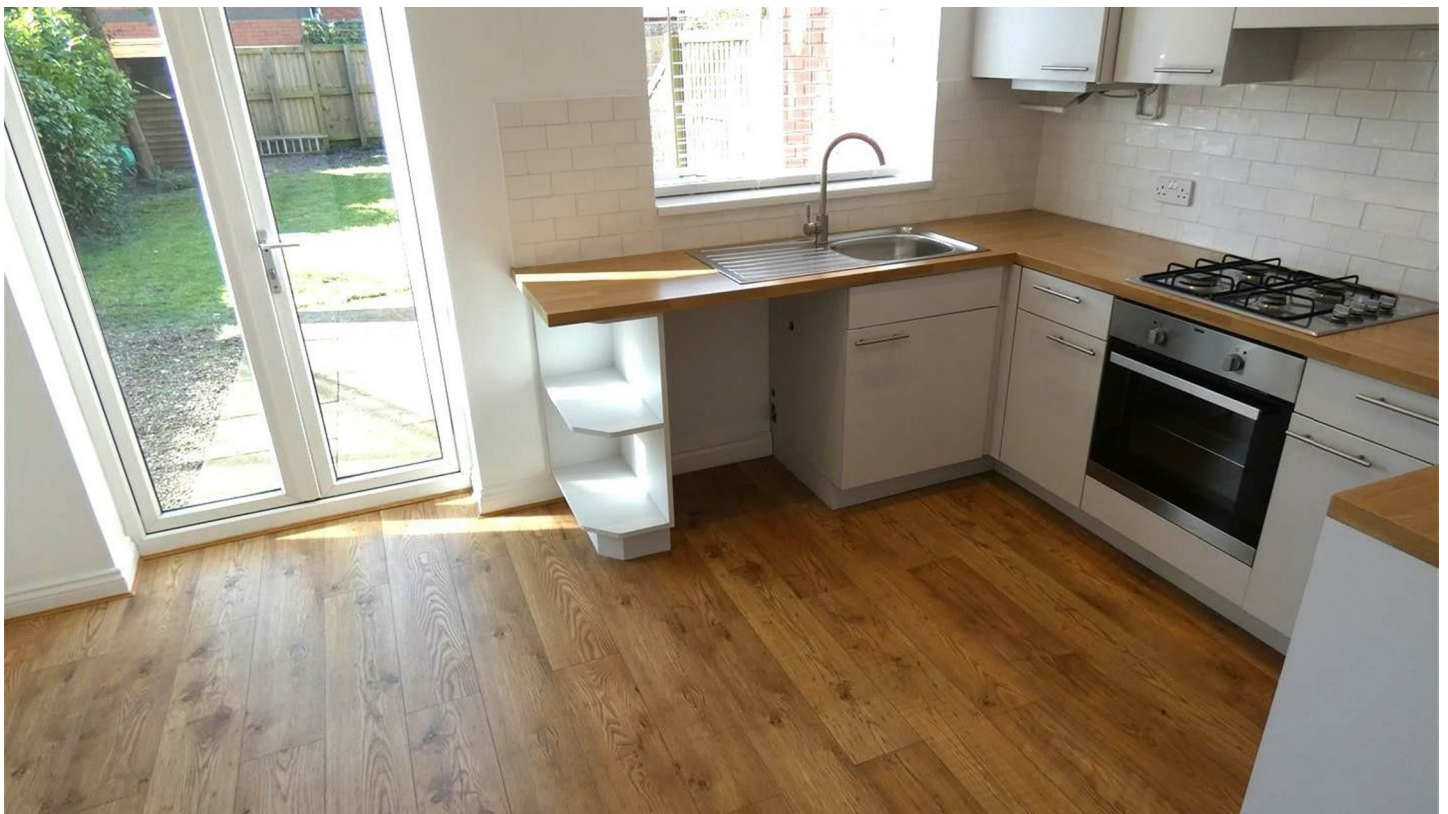
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Council Tax Band: B

Tenure: Leasehold



Entrance Vestibule

Glazed front door opens into the entrance vestibule with ceiling light and laminate floor. Inner door to-

Lounge

13'3" x 13'1"

Double glazed window to the front. Spindled stairs to the first floor. Timber fire surround, ceiling and wall lights, laminate flooring and radiator.

Dining Kitchen

8'11" x 13'1"

Double glazed window and UPVC French patio doors to the rear. U shaped modern fitted kitchen with a range of eye and base level units and block type worktops. Inset gas hob and electric oven under counter and illuminated cooker hood above. Inset steel sink and drainer with mixer tap, fitted housing for condensing boiler, plumbing for auto washing machine, ceramic tiled splashbacks, laminate floor, inset ceiling downlighters plus suspended ceiling light and radiator.

First Floor Landing

Double glazed obscure window to the side. Aforementioned stairs with spindled balustrade down to ground floor. Loft access hatch, ceiling light and radiator. Doors to the following rooms:

Bedroom 1

10'6" x 13'1"

Double glazed window to the front, built in airing cupboard housing hot water cylinder, ceiling light and radiator.

Bedroom 2

11'10" x 7'2"

Double glazed window to the rear, ceiling light and radiator.

Bathroom

6'6" x 5'6"

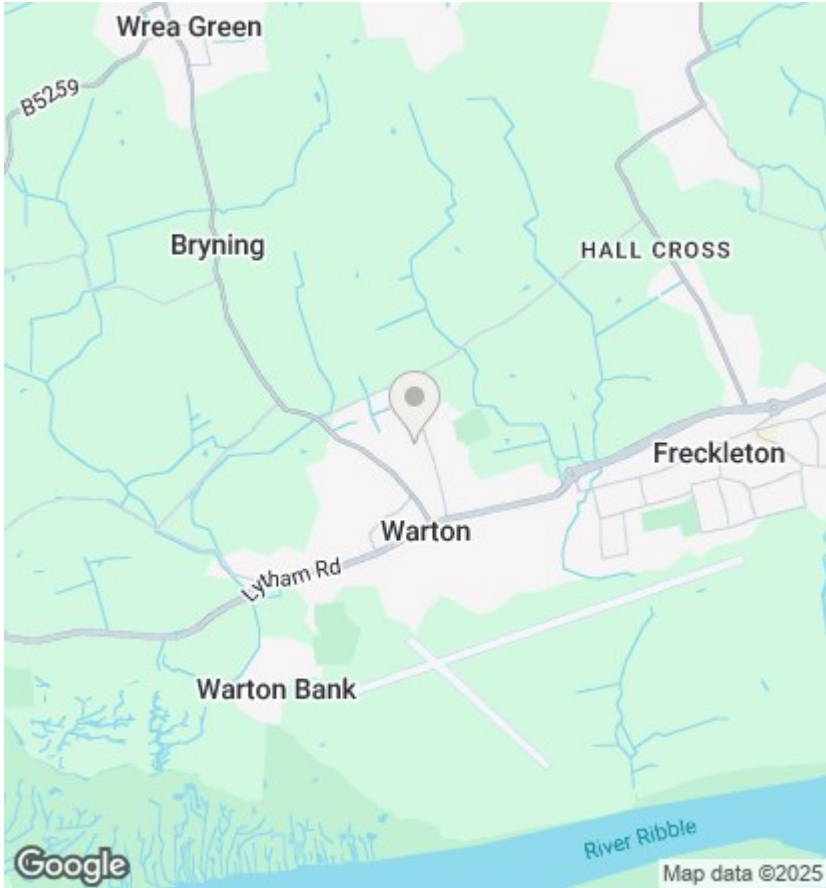
Double glazed obscure window to the rear. Three piece suite comprising - panelled bath with taps, glass shower screen, electric shower controls and shower attachment on riser rail. Pedestal washbasin with taps and low level WC with handle flush. Half panelled walls, vinyl floor, ceiling light and radiator.

Exterior

Open garden to the front. Driveway to the side

providing off road parking and timber security gate. A good sized private rear garden with laid to lawn, chipped stone area, mature shrubs and plants, timber garden shed and garden water tap.





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:

C

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (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 |



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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