

## Queensway, Warton, Preston, PR4 1XU

- Two Bedroom End Terrace House
- Convenient and Popular Residential Location
  - Off Road Parking
  - Garage to The Rear
- Viewing Highly Recommended
- Situated Off Harbour Lane
- Enclosed Rear Garden
- New Carpets Throughout
- Chain Free

Contact Annette & Team Tempo **NOW**

**01772 633399**  
**info@tempoestates.co.uk**  
**www.tempoestates.co.uk**



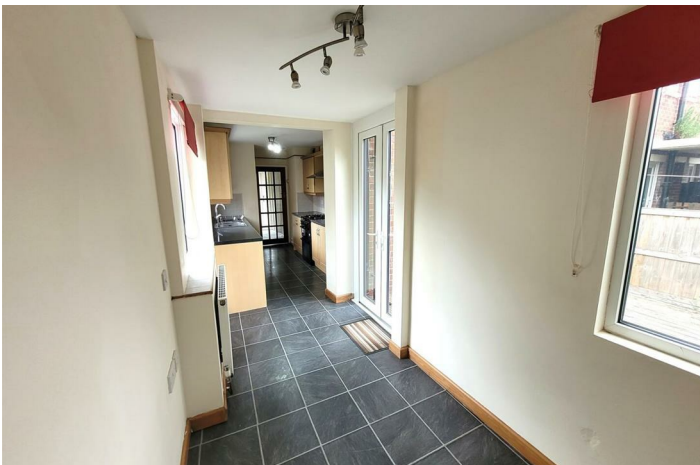
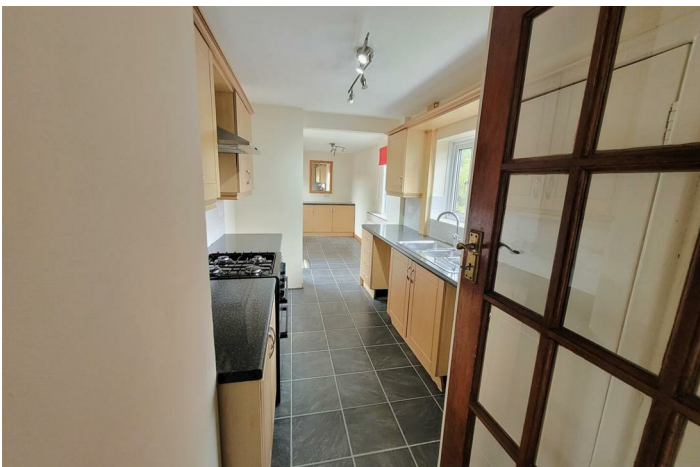
# Queensway, Warton, Preston PR4 1XU

Tempo are pleased to bring to the market this two bedroom end of terraced house. Situated off Harbour Lane in Warton in a convenient and popular residential location. Close to a range of local schools, amenities and transport links to Lytham, Preston and surrounding areas. Property briefly comprises: Lounge, Kitchen, Two Bedroom and Bathroom. Enclosed garden to the rear and garage providing off road parking. New carpets throughout. Viewing Highly Recommended. Chain Free!



Council Tax Band: A

Tenure: Freehold



## Lounge

L shaped lounge with uPVC window, ceiling light and panel radiator.

## Kitchen

Fully fitted kitchen with eye and base level units, contrasting worktops and tiled splashback. Built in oven with four ring hob and cooker hood above. 1.5 stainless steel sink, uPVC window and ceiling light. Dining area with panel radiator, uPVC window and double doors leading to rear garden.

## Bedroom One

Double bedroom with panel radiator, ceiling light and uPVC window.

## Bedroom Two

Second bedroom with uPVC window, ceiling light, panel radiator and built in storage cupboard.

## Bathroom

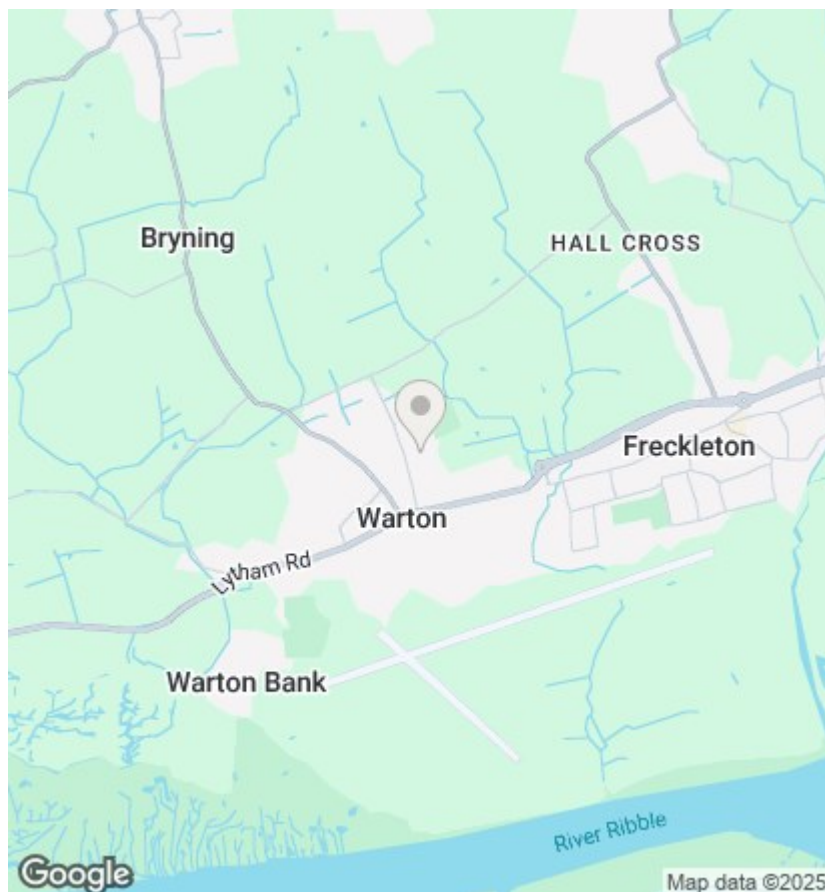
Three piece suite in white comprising: low flush WC, hand wash basin with pedestal and panel bath with overhead shower and shower screen. Tiled walls, lino flooring, ceiling light and two uPVC frosted windows.

## Exterior

Enclosed rear garden with decking area, laid to lawn and paved pathway. Detached garage providing off road parking.

Laid to lawn area to the front with paved path.





## 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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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