

## Lytham Road, Warton, PR4 1AE

£120,000

- TWO BEDROOM END TERRACED HOUSE
- EXCELLENT OPPORTUNITY
- UPVC DOUBLE GLAZING AND RECENT GAS CENTRAL HEATING
- EPC = C
- \*\*\*\*\* IN NEED OF SOME RENOVATION
- CLOSE TO BAE SYSTEMS AND TRANSPORT LINKS TO THE FYLDE COAST
- LARGE REAR GARDEN
- \*\*\*\* OFFERED WITH VACANT POSSESSION & NO CHAIN DELAY



# Lytham Road, Warton PR4 1AE

OFFERED WITH VACANT POSSESSION. In need of some Renovation!!! Two Bedroom End Terraced House and offers an excellent opportunity. The accommodation briefly comprises: Porch, Lounge, Kitchen and Ground Floor Bathroom. To the First Floor, Two Generous Sized Bedrooms and spacious Landing. Paved patio area to the rear with large laid to lawn area and Communal access for bins. UPVC double glazing and recent gas central heating system. EPC = C \*\*\*No Chain Delay



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1



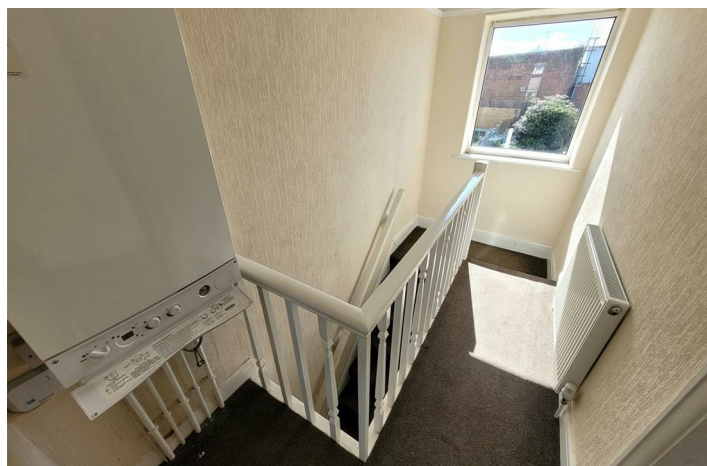
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C

Council Tax Band: C

Tenure: Freehold



### **Porch**

Entrance porch with inset doormat, shelf and door to lounge.

### **Lounge**

11'8" x 12'2"

Feature fire place, panel radiator, ceiling light and uPVC window to front elevation.

### **Kitchen**

10'11" x 6'11"

Eye and base level units with complementary worktops and tiled splashback. Tile effect flooring, stainless steel sink with drainer, panel radiator, ceiling light and window to rear elevation. Door leads to rear garden.

### **Bathroom**

5'0" x 4'11"

Three piece suite comprising: low flush WC, hand wash basin with pedestal and corner shower cubicle. Frosted window, ceiling light, extractor fan and tile effect flooring.

### **Landing**

Stairs with spindled balustrade to first floor with panel radiator, wall mounted boiler and window to rear elevation.

### **Bedroom One**

14'5" x 12'2"

Double bedroom with feature fire place and built in wardrobes for storage. Panel radiator, ceiling light, picture rail and two windows to front elevation.

### **Bedroom Two**

11'4" x 6'11"

Second bedroom with window to rear elevation, picture rail, ceiling light and panel radiator.

### **Exterior**

Paved yard to the front of the property, set back from the road. Paved patio area to the rear with large laid to lawn area and timber fence to one side. Communal access for bins.











### 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.

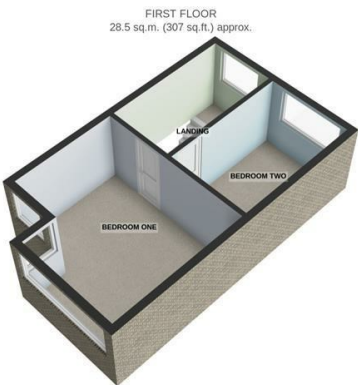
### Viewings

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		85
(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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