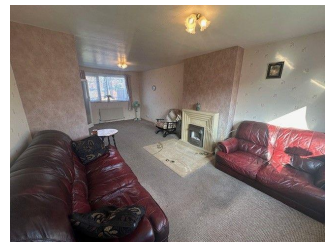


# 21 Clifton Avenue, Warton, Preston, PR4 1XS



**£145,000**

- GOOD SIZED SEMI DETACHED HOUSE FOR SALE IN WARTON
- CLOSE TO LOCAL SCHOOLS, SHOPS & BAE SYSTEMS
- LARGE LOUNGE/DINER, FITTED KITCHEN
- THREE DOUBLE BEDROOMS, MODERN WET ROOM
- LARGE REAR GARDEN WITH OUTHOUSE
- NEW ELECTRICS, SOFFITS, WINDOWS & POINTING
- FREEHOLD, NO CHAIN

Harbour Properties are delighted to advertise for sale this spacious three bedroom semi detached house in Warton, close to local shops, schools and BAE Systems. The property briefly comprises an entrance hallway, with understairs storage, a large lounge/diner, fitted kitchen, three double bedrooms, and a modern wet room style bathroom. The property also boasts an outhouse with toilet and coal shed storage, front and huge rear gardens.

Although the property is in need of some updating it has recently had a new consumer unit, new windows, new soffits and gutters and been recently repointed.

#### **ENTRANCE HALL**

*6'12" (2m 13cm) x 12'8" (3m 86cm)*

Upvc front door leading to good sized hallway, with access to lounge and upstairs and two under stairs storage cupboards.

#### **LOUNGE/DINER**

*23'4" (7m 11cm) x 12'3" (3m 73cm)*

Large lounge/diner with bright windows over looking the front and the rear of the property. The room also includes a fire place and surround.





## KITCHEN

9'9" (2m 97cm) x 9'9" (2m 97cm)

Fitted kitchen to the rear of the property with fitted wall and base units, four ring hob, electric oven, hood extractor, space and plumbing for under counter appliances, vinyl flooring, and rear door to access outhouse and garden.



## BEDROOM 1

12'5" (3m 78cm) X 10' (3m 4cm)

Good sized double bedroom to the rear of the property, includes fitted wardrobe.





## BEDROOM 2

11'6" (3m 50cm) x 10'11" (3m 32cm)

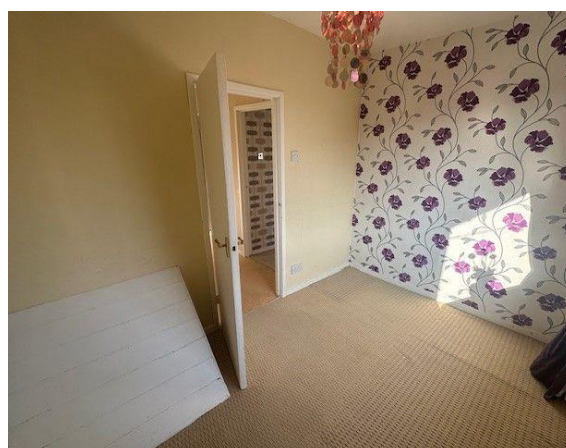
The second bedroom is also a large double, but looks over the front of the property.



## BEDROOM 3

9'10" (2m 99cm) x 7'2" (2m 18cm)

The third bedroom is a smaller double but much bigger than most third bedrooms. This bedroom also looks out over the front of the property.



## BATHROOM

6'7" (2m 0cm) x 6'6" (1m 98cm)

Recently fitted wet room style bathroom, with tiled walls, toilet with dual flush, basin within vanity unit, bath with mixer tap and electric shower. Cupboard housing modern combi boiler.



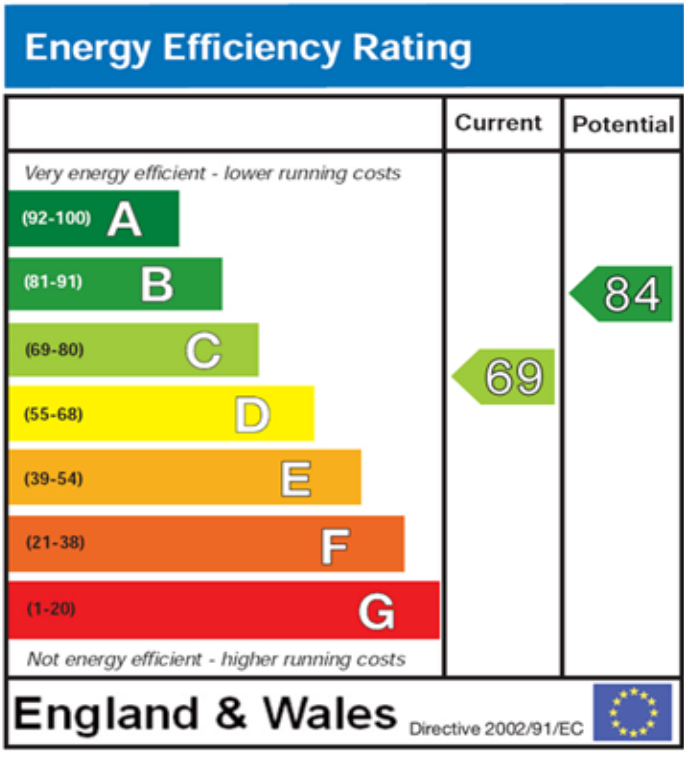
## OUTSIDE

To the front of property is a gate and path leading past the front lawn and to the front door. The path continues down the side of the property to another gate which gives access to the rear garden. The rear garden includes a large lawn and brick outhouse. The outhouse is split into three parts, an outside toilet, a coal shed and a store room.



## Disclaimer

At Harbour Properties we make our advertisements as accurate as we can, however complete correctness cannot be guaranteed and any information provided, including measurements and any leasehold fees, should be used as a guideline only. All details provided in this advert should be excluded from any contract. Please note no appliances, electrics, drains, plumbing, heating or anything else have been tested by Harbour Properties. All purchasers are recommended to carry out their own investigations before completing a purchase.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

