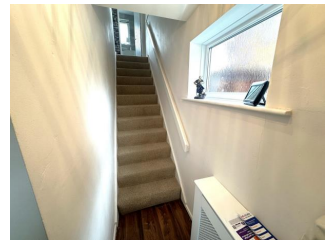


45 Byron Avenue, Warton, Preston, PR4 1YR



£173,950

- 3 BEDROOM SEMI DETACHED HOUSE FOR SALE
- AT THE END OF QUIET CUL-DE-SAC IN WARTON
- GOOD SIZED LOUNGE & KITCHEN DINER
- MODERN, TILED FAMILY BATHROOM
- TWO DOUBLE BEDROOMS, THIRD SINGLE BEDROOM
- DRIVEWAY, FRONT & REAR GARDENS

Harbour Properties are delighted to advertise for sale this three bedroom semi detached house on a quiet cul-de-sac in the sought after village of Warton, close to local shops, schools, and BAE Systems. The property briefly comprises an entrance hall, good sized lounge with gas fire, fitted kitchen diner, modern three piece family bathroom, two double bedrooms, and a third single bedroom. The property also boasts gas central heating with combi boiler, new windows and fascias, a drive for off road parking, front and rear gardens with decking, The property is in a chain, and is Leasehold in tenure, but only has ground rent of £50 per annum.

ENTRANCE HALL

Composite front door leading into entrance hallway with dark wood laminate flooring. Access to lounge and upstairs.



LOUNGE

12'9" (3m 88cm) X 12'1" (3m 68cm)

Overlooking the front of the property is a good size lounge, with dark wood laminate flooring and with gas fire and surround.



KITCHEN/DINER

10'3" (3m 12cm) X 15'4" (4m 67cm)

To the rear of the property is a modern fitted kitchen diner, with dark wood wall and base units, black granite effect worktops, double electric oven, four ring gas hob, vinyl flooring and under stair storage. The room also features French doors out to the rear garden and a side door for access to the drive.





BEDROOM 1

12'10" (3m 91cm) X 8'11" (2m 71cm)

The master bedroom is a large double room overlooking the front of the property.



BEDROOM 2

9'8" (2m 94cm) X 8'11" (2m 71cm)

The second bedroom is also a good sized double but to the rear of the property.



BEDROOM 3

9'8" (2m 94cm) X 6'00" (1m 82cm)

The third bedroom is a single room with laminate flooring.



BATHROOM

5'9" (1m 75cm) X 5'11" (1m 80cm)

Modern fitted family bathroom which contains a toilet with dual flush, basin with vanity unit and with waterfall mixer type, and mains shower over bath with shower screen and mixer tap. The bathroom also features grey tiled walls and floor.



OUTSIDE

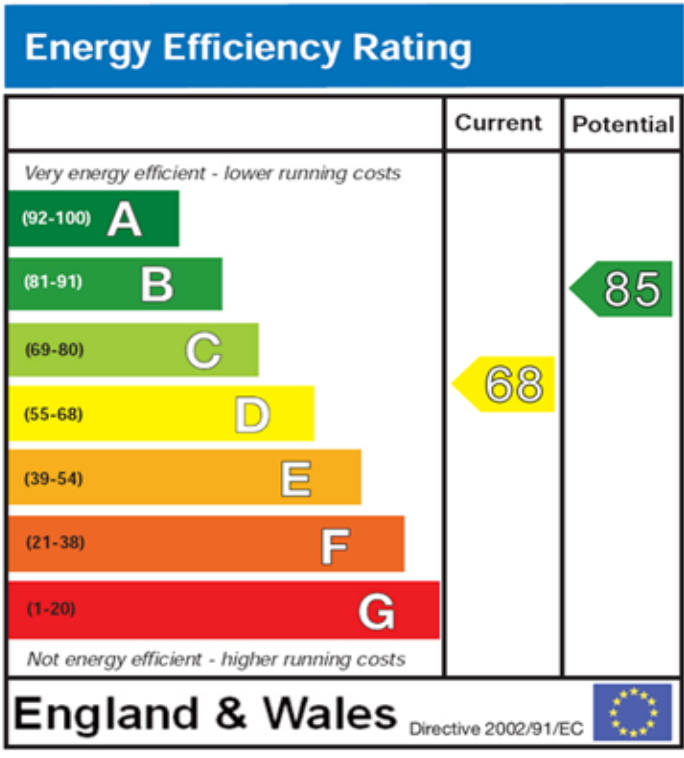
The property is situated at the end of a quite cul-de-sac and boasts a front lawn and a drive to the front and side of the property for parking 2 or 3 vehicles. To the rear and beyond the drive is a private, enclosed rear garden, which is south facing, and includes modern grey decking, shed and lawn.





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.

