

# 37 Thunderbolt Avenue, Warton, Preston, PR4 1BF



**£240,000**

- 3 STOREY/ 3 OR 4 BEDROOM SEMI AVAILABLE IN WARTON
- LARGE OPEN PLAN FAMILY ROOM/KITCHEN
- GOOD SIZED LOUNGE & LARGE MASTER BED W/ EN SUITE
- TWO FURTHER DOUBLE BEDROOMS, 4TH OFFICE ROOM/BEDROOM
- DOWNSTAIRS WC & FAMILY BATHROOM UPSTAIRS
- DRIVE AND ENCLOSED REAR GARDEN
-

Harbour properties are delighted to advertise for sale this modern, semi detached house on the sought after Highgate Park development in Warton, close to local shops, schools and BAE Systems. The property is only four years old and is set across three levels. It briefly comprises an entrance hall, downstairs WC, office/fourth bedroom, large kitchen/dining/family room over looking the rear garden, good sized lounge on the first floor, large master bedroom with ensuite, two further bedrooms and a family bathroom on the second floor. The property also boasts off road parking and a good sized rear garden with lawn. The property is freehold in tenure.

### ENTRANCE HALL

Composite front door leading into a bright and airy hallway, with wood laminate flooring, coat/booter cupboard and a WC.



### **DOWNSTAIRS WC**

5' (1m 52cm) X 2'6" (76cm)

Modern downstairs WC which includes part tiled walls, wood laminate flooring, toilet with dual flush and a basin with mixer tap.



### **BEDROOM 4/OFFICE**

8'10" X 5'10"

To the front of the property downstairs is a reception room, currently used as an office but which could also be used as a fourth bedroom. The room features wood laminate flooring and a window to the front.



## KITCHEN/FAMILY ROOM

23'5" (7m 13cm) X 12'6" (3m 81cm)

To the rear of the property downstairs is a huge multi-purpose room, perfect for open plan living, dining and cooking. The room features a cream gloss fitted kitchen, which includes wood effect work tops, electric oven, ceramic hob, dishwasher, washing machine, fridge freezer and spotlighting. The spacious room also features wood laminate flooring and opens up with plenty of space for living and dining. The rear of the room features French doors and extended window reveals making the room bright and providing views over the rear garden.



## LOUNGE

12'6" (3m 81cm) X 11'5" (3m 47cm)

On the first floor is a sizeable lounge, overlooking the rear of the property with carpeted flooring and two windows.





**MASTER BEDROOM**

12'6" X 9'8"

To the front is the large master double bedroom, with carpet, two windows and featuring an en-suite.



## EN SUITE

6'10" (2m 8cm) X 4'8" (1m 42cm)

Off the master bedroom is an en-suited bathroom, with vinyl flooring, part tiles walls, shower cubical with electric shower, toilet with dual flush, basin with mixer tap, spotlights, extractor fan, shaver socket and frosted window.



## BEDROOM 2

12'6" (3m 81cm) X 11'2" (3m 40cm)

On the second floor is the first of two further double bedrooms, which include carpet, Velux window and storage cupboard.



## FAMILY BATHROOM

6'2" (1m 87cm) X 5'5" (1m 65cm)

The main family bathroom is also on the second floor and features vinyl flooring, toilet with dual flush, basin with mixer tap, mains shower over bath and shower screen, frosted window and spotlights.



### BEDROOM 3

12'6" (3m 81cm) X 8'11" (2m 71cm)

The final bedroom is also on the second floor and again has carpet, storage cupboard and a Velux window.



### OUTSIDE

The property is located on the sought after Highgate Park development and is positioned on a quiet road looking out over a central green and children's park. To the front of the property is a small lawn and paved path leading to the front door with a drive leading down the side of the house. To the rear is a good sized enclosed garden with patio and lawn areas, and access from the driveway.




### 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.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		Directive 2002/91/EC 

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.

