

1 Bank Lane, Warton, Preston, PR4 1AT



£160,000

- 3 BED SEMI-DETACHED HOME IN WARTON
- CLOSE TO BAE SYSTEMS, SHOPS AND SCHOOLS
- A GOOD SIZE LOUNGE
- COSY CONSERVATORY
- FREEHOLD IN TENURE
- NO ONWARD CHAIN

Harbour Properties are pleased to advertise for sale this three bedroom semi-detached house available in Warton. The property is located close to local shops, schools and BAE Systems. It briefly comprises of an entrance hall, lounge, good-sized kitchen/ dining room, bathroom with electric shower and bath and three bedrooms. The property also boasts a cosy conservatory off the kitchen leading to a small garden and garden. The property comes with gas central heating and combi boiler which is 7 years old and double glazing throughout. This property is in need of modernisation throughout but has a lot of potential and is located close to the heart of Warton and just 10 minutes drive away from the centre of Lytham. This property is Freehold in Tenure and has no onward chain.

OUTSIDE

Front of property and Rear garden.



LOUNGE

15'6" (4m 72cm) x 11'8" (3m 55cm)

Front facing lounge with electric fire, chimney breast and large window.





KITCHEN

14'10" (4m 52cm) x 7'10" (2m 38cm)

A good size kitchen with plenty of space for a dining table.



CONSERVATORY

7'4" (2m 23cm) x 7'9" (2m 36cm)

A cosy conservatory off the kitchen.



LANDING

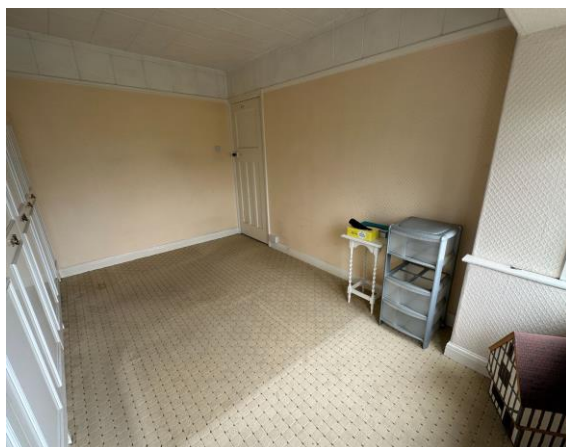
A carpeted stairway leading to the 1st floor.



BEDROOM 1

13'2 x 8'12" (2m 74cm)

A double bedroom with fitted wardrobes.



BEDROOM 2

10'5" (3m 17cm) x 8'12" (2m 74cm)

A double bedroom to the rear of the property with fitted wardrobes.



BEDROOM 3

7'6" (2m 28cm) x 5'4" (1m 62cm)

A single bedroom with window at the front of the property.



BATHROOM

7'6" (2m 28cm) x 5'4" (1m 62cm)


A good sized bathroom comprising of a WC, bath, electric shower and bath.



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) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		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.

