



Asking Price £189,950

TENURE : FREEHOLD

Gracamy Avenue, Warton, PR4

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

**THREE BEDROOM SEMI-
DETACHED BUNGALOW FOR
SALE IN WARTON**

**BAE SYSTEMS & EASY
ACCESS TO LYTHAM**

**LOCATED IN THE SOUGHT
AFTER VILLAGE OF WARTON**

**MODERN FITTED KITCHEN
AND OPEN PLAN LOUNGE**

CLOSE TO VILLAGE CENTRE

**THREE GOOD SIZE DOUBLE
BEDROOMS & FAMILY
BATHROOM**

Harbour Properties

150B Lytham Road, Warton, Preston, PR4 1XE

admin@harbourproperties.co.uk | 01772631770

Website: <http://www.harbourproperties.co.uk>



Harbour Properties are delighted to bring to the market for sale, this three bedroom, semi-detached bungalow, available in the sought after village of Warton. The property is ideally located on a quiet cul-de-sac, near local shops, and BAE Systems. Warton village is in a convenient location in between Lytham St Annes and Preston, with the property just 5 minutes drive into nearby Lytham town centre. The property is modern throughout, with a good size open plan kitchen and lounge area. It also boasts three good size double bedrooms and a modern family bathroom. Outside there is a low maintenance stoned front garden for parking and enclosed rear garden with patio area. The property also boasts double glazing throughout. The property is freehold in tenure and has no onward chain.

LOUNGE 4.07m x 4.86m (13' 4" x 15' 11")

Large lounge area to the front of the property with wood laminate flooring, and open plan with the kitchen.

KITCHEN 2.41m x 3.04m (7' 11" x 10')

Stunning modern fitted kitchen, with dark stylish wall & base units, and granite effect worktops. Comes with an integrated oven, hob and extractor. Door leads out to rear garden.

BEDROOM 1 3.94m x 3.55m (12' 11" x 11' 8")

Large double bedroom to the front of the property with carpet.

BEDROOM 2 3.99m x 2.65m (13' 1" x 8' 8")

Second good size double bedroom to the rear with carpet.

BEDROOM 3 2.89m x 2.64m (9' 6" x 8' 8")

Third double bedroom to the rear with carpet.

BATHROOM 2.59m x 1.65m (8' 6" x 5' 5")

Modern family bathroom with stylish tiled flooring, part tiled walls, WC, basin, heated towel rail and shower over bath.

OUTSIDE

To the front of the property is a large stoned area which is low maintenance and can be used for parking. To the rear, is a nice, enclosed garden area, low maintenance with patio area.

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.






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| Energy Efficiency Rating | | Current | Potential |
|---|---|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 46 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  | |

Address: Warton, PR4 1BA

