



**Asking Price £149,999**

**TENURE : FREEHOLD**

**Queensway, Warton, PR4**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**THREE BEDROOM TERRACED  
HOUSE IN WARTON**

**LARGE LOUNGE/DINER**

**FITTED KITCHEN WITH  
APPLIANCES**

**THREE GOOD SIZED  
BEDROOMS**

**MODERN FAMILY THREE  
PIECE BATHROOM**

**GAS CENTRAL HEATING**

**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 advertise for sale this three bedroom terraced house in Warton, close to local schools and BAE Systems. The property briefly comprises an entrance hall, large lounge/diner, fitted kitchen, family bathroom, and three double bedrooms. The property is positioned at the end of a cul de sac and also boasts off road parking to the front, enclosed rear garden with a brick outhouse, gas central heating and double glazing throughout. The property is not in a chain and is Freehold in tenure.

**ENTRANCE HALL** 3.20m x 2.30m (10' 6" x 7' 7")

UPVC front door leading into entrance hallway with laminate flooring, meter cupboard and stairs leading to first floor.

**LOUNGE/DINER** 7.30m x 4.00m (23' 11" x 13' 1")

Off the hallway is a spacious lounge/diner with laminate flooring, a feature gas fireplace with surround, a large window to the front and patio doors to the rear.

**KITCHEN** 4.00m x 3.00m (13' 1" x 9' 10")

To the rear of the property is a fitted kitchen with wooden wall and base units, which features an integrated fridge freezer, four ring gas hob, electric oven, and dishwasher. The kitchen also boasts a tiled floor and rear UPVC door leading to rear garden and outhouse.

**BATHROOM** 3.00m x 2.20m (9' 10" x 7' 3")

Modern family bathroom featuring a toilet with dual flush, basin with tiled splash back, and a shower over the bath with shower screen, part tiled walls, and a frosted window.

**BEDROOM 1** 3.25m x 3.95m (10' 8" x 13' )

The master bedroom is a good sized double room to the rear of the property and features a built in wardrobe.

**BEDROOM 2** 3.40m x 3.55m (11' 2" x 11' 8")

The second bedroom is also a good sized double and is to the front of the property. It also includes a built in wardrobe.

**BEDROOM 3** 2.70m x 3.30m (8' 10" x 10' 10")

The third bedroom is a large single room.

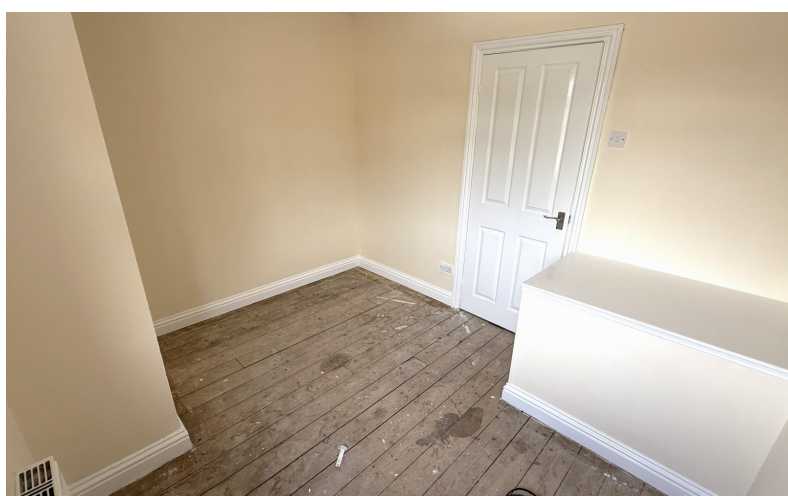
**OUTSIDE**

To the front of the property is a brick drive for off road parking, and access to the rear garden. The rear garden includes decking and an outhouse.

**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.





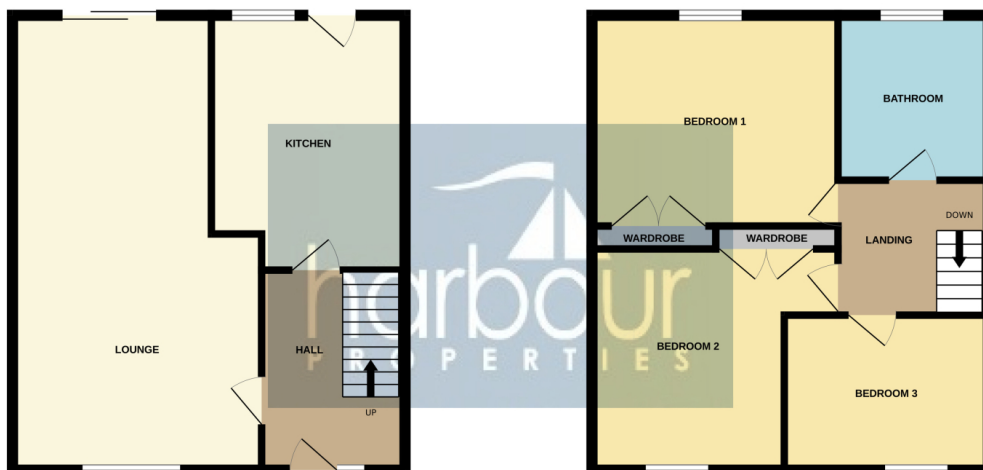
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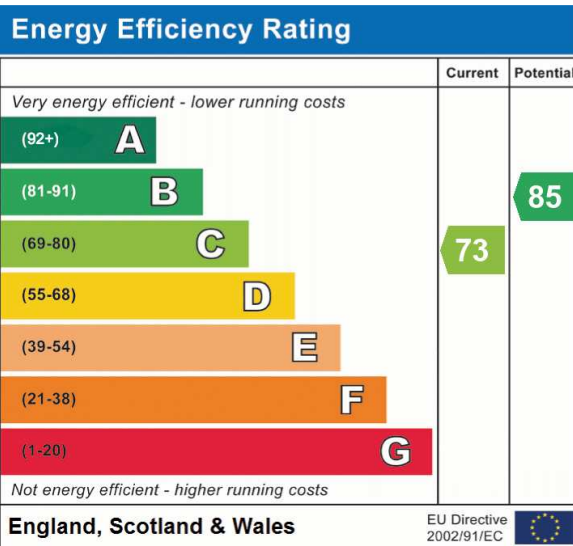


GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.

1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA - 993 sq.ft. (92.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Address: Queensway, Warton, PR4

