



## 4 Ash Drive

Warton, Preston, PR4 1DD

**£190,000**



Guildhall Sales and Lettings are delighted to introduce this well presented, three bedroomeed semi-detached property to the market! Situated within the highly sought after area of Warton, within close proximity to local amenities, commuter routes and schools. Boasting spacious accommodation and neutral decor throughout, this property is well suited for small families or first time buyers and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and a door to the lounge with access to the kitchen diner leading onto the utility room / conservatory. To the first floor are three spacious bedrooms and a three piece family bathroom suite.

Externally to the rear of the property is a laid to lawn garden with a paved patio seating area and access to the garage and outbuilding. To the front are further laid to lawn gardens and a driveway providing off road parking for multiple vehicles.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.



## Ground Floor

Lounge

Kitchen Diner

Utility / Sun Room

## First Floor

Bedroom One

Bedroom Two

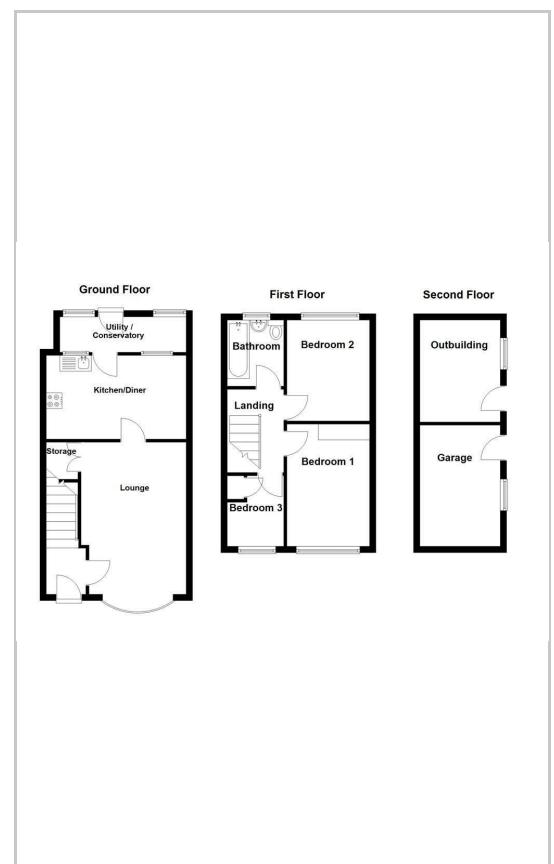
Bedroom Three

Bathroom

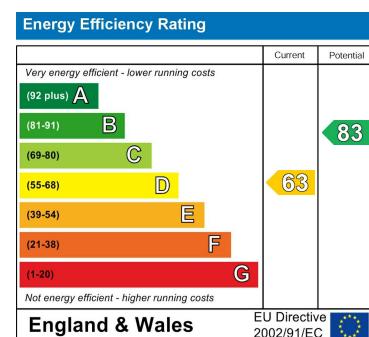
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.