



Asking Price £345,000

TENURE : FREEHOLD

Gilbert Way, Warton, PR4

Bedrooms : 4

Bathrooms : 3

Reception Rooms : 3

**SPACIOUS FOUR BEDROOM
DETACHED HOUSE**

**ON QUITE CUL-DE-SAC ON
SOUGHT AFTER
DEVELOPMENT**

LARGE LOUNGE

STUDY

OPEN PLAN KITCHEN/DINER

FOUR DOUBLE BEDROOMS

Harbour Properties

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

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Harbour Properties are delighted to advertise for sale this spacious four bedroom detached house on the sought after Riversleigh Way development in Warton. The property briefly comprises an entrance hall, a spacious lounge, study, downstairs WC, and modern kitchen diner to the rear with bifold doors and a separate utility room. Upstairs the property boasts a family bathroom and four spacious bedroom, the master features a modern ensuite. The property is positioned at the end of cul-de-sac and includes a drive for off road parking, a detached garage, and a generous south facing garden. The property is Freehold.

ENTRANCE HALL

Composite front door leading into the entrance hallway with LVT flooring and stairs with under stair storage.

LOUNGE 5.05m x 3.50m (16' 7" x 11' 6")

Good sized lounge with double glazed window with front aspect, carpet and wall mounted electric fireplace.

STUDY 2.65m x 2.65m (8' 8" x 8' 8")

To the opposite side of the hallway is a carpeted study/office room which also looks out onto the front of the property.

KITCHEN/DINER 6.90m x 3.35m (22' 8" x 11')

To the rear is a modern, open plan kitchen diner, which boasts cream gloss wall and base units, integrated electric oven, four ring gas hob, fridge, freezer, dishwasher, stainless steel one and half sink and mixer tap and extractor fan. The room also features LVT flooring, bi folding doors to the rear garden, space for dining and access to the utility.

UTILITY 2.80m x 2.50m (9' 2" x 8' 2")

The utility room also boasts wall and base units housing a washing machine and a combi boiler and a stainless steel sink. The room features a UPVC door leading out to the rear garden.

MASTER BEDROOM 4.50m x 3.55m (14' 9" x 11' 8")

Generous master bedroom to the front of the property, including carpet, mirror fronted fitted wardrobes and an en suite.

ENSUITE 2.20m x 1.80m (7' 3" x 5' 11")

Off the master bedroom is a modern en-suite which features vinyl flooring, tiled walls, walk in shower cubical, toilet with dual flush, basin with mixer tap and extractor fan.

BEDROOM 2 3.75m x 3.60m (12' 4" x 11' 10")

The second bedroom is also a good sized double bedroom, with carpet.

BEDROOM 3 2.95m x 2.55m (9' 8" x 8' 4")

The third bedroom is a double bedroom to the rear of the property.

BEDROOM 4 2.95m x 2.55m (9' 8" x 8' 4")

The fourth bedroom is a smaller double room, also to the rear.

BATHROOM 2.90m x 2.10m (9' 6" x 6' 11")

The family bathroom boasts vinyl flooring, a toilet with dual flush, basin with mixer tap, main shower cubical, bath and spot lighting.

OUTSIDE

To the side of the property is a drive for off road parking leading to a detached garage, and paved path leading to the front door. To the rear of the rear is a large L-shaped rear garden, which is south facing, and features a large lawn.

Disclaimer

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