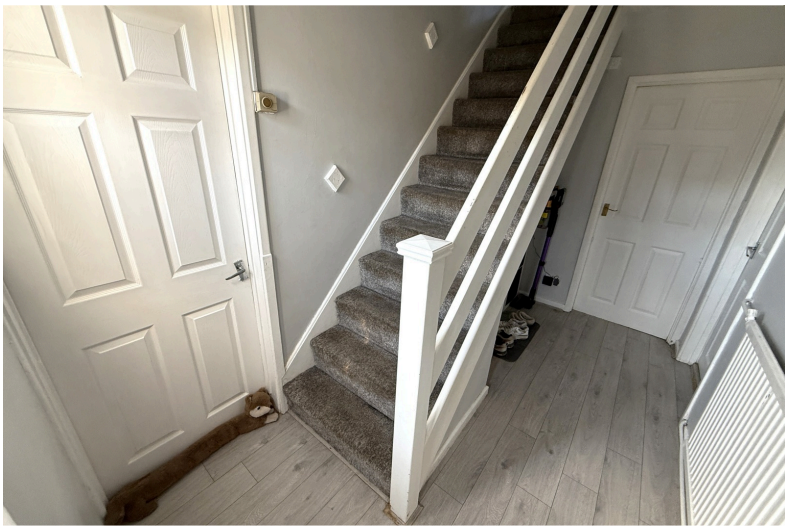






Asking Price £129,950

TENURE : FREEHOLD

Butlers Meadow, Warton, PR4

Bedrooms : 3 **Bathrooms : 2** **Reception Rooms : 1**

THREE BEDROOM MID TERRACE HOUSE IN WARTON

2 DOUBLE BEDROOMS

CLOSE TO LOCAL SHOPS SCHOOLS & BAE

3RD SINGLE ROOM

LARGE LOUNGE/DINER AND MODERN KITCHEN

MODERN FITTED BATHROOM/SEPERATE WC

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, mid-terrace house located on the residential development Butlers Meadow, in the sought after village of Warton. The property is in a great location close to the village centre and just a short drive to near by Lytham. Downstairs briefly comprises an entrance hallway, modern fitted kitchen and large L-shaped lounge/diner. Upstairs comprises, two good size double bedrooms, a third large single bedroom, a modern fitted bathroom and a separate toilet. The property also boasts a front lawned garden, rear enclosed yard with outhouse and gas central heating with combi boiler. The property is freehold but does have an estate management fee of £35 per month.

HALL *3.50m x 1.80m (11' 6" x 5' 11")*
UPVC front door leading into entrance hallway, with laminate flooring, and understairs storage space.

LOUNGE/DINER *5.70m x 4.90m (18' 8" x 16' 1")*
Off the hallway is a good sized, L-shaped lounge and diner. The room boasts grey laminate flooring and front and rear aspect windows.

KITCHEN *5.70m x 2.20m (18' 8" x 7' 3")*
Modern fitted kitchen which features white wooden wall and base units, black worktops, electric oven & hob, with a tiled splashback. the room also features a tiled floor, a window to the front and a UPVC door to the rear for access to the rear garden.

BEDROOM 1 *3.80m x 3.30m (12' 6" x 10' 10")*
Upstairs the master bedroom is to the front and is a good sized double room. It includes a double glazed window over looking the front garden, carpet flooring an a cupboard over the stairs.

BEDROOM 2 *3.20m x 2.90m (10' 6" x 9' 6")*
The second bedroom is also a good sized double room, with carpet and storage cupboard.

BEDROOM 3 *2.30m x 2.60m (7' 7" x 8' 6")*
The third bedroom is a single room to the rear and includes a double wardrobe.

BATHROOM *1.70m x 2.20m (5' 7" x 7' 3")*
Modern fitted bathroom boasting tiled floor and walls, P-shaped bath, with dual shower head, and shower screen, sink within a vanity unit and mixer tap, heated towel rail and frosted window.

WC *0.70m x 1.40m (2' 4" x 4' 7")*
The property also features a separate WC with vinyl flooring, toilet with dual flush and toilet roll holder.

OUTSIDE
To the front of the property is a garden lawn with a path down the centre to the front door. To the rear is a yard which includes a brick outhouse and a gate for rear access.

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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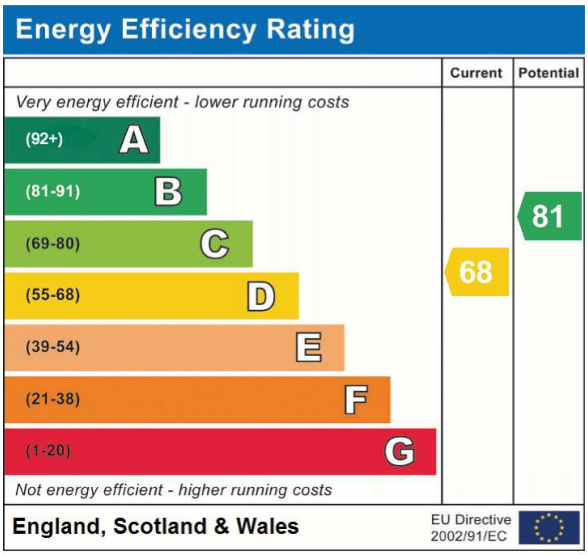
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.

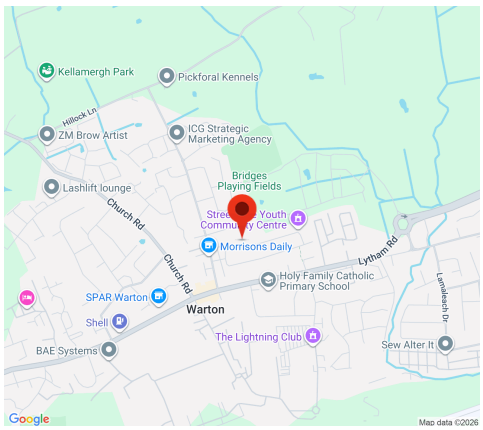


TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

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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