



8 THUNDERBOLT AVENUE

WARTON, PRESTON, PR4 1BF

£234,950



Key Features

- Superb Semi Detached Three Storey Home
- Most Versatile & Adaptable Property
- Four Bedrooms
- One En-Suite, Family Bathroom & Downstairs Cloaks WC
- Spacious Open Plan Family Room, Kitchen, Dining & Sitting
- Formal First Floor Lounge
- Beautifully Presented
- Great Setting & Location
- Driveway Parking
- Gardens Front & Rear

Property Summary

Nestled within the highly sought-after village of Warton, on the outskirts of the ever-popular coastal town of Lytham, this beautifully presented three-storey townhouse offers spacious, flexible accommodation ideal for modern family living. The property enjoys a superb location close to an excellent range of local amenities, highly regarded schools and convenient transport links, whilst also benefiting from easy access to the vibrant shops, cafés and restaurants of nearby Lytham.

Thoughtfully arranged over three floors, the accommodation has been designed to maximise both space and versatility. The ground floor comprises a welcoming entrance hallway, a useful downstairs WC, a versatile fourth bedroom which could equally serve as a home office, playroom or additional sitting room, together with a stunning open-plan family living space incorporating a contemporary fitted kitchen, dining area and lounge. French doors open directly onto the rear garden, creating the perfect setting for both everyday family life and entertaining.

The first floor features an elegant formal lounge, providing a peaceful retreat, alongside a generous double bedroom benefitting from its own modern en-suite shower room.

Occupying the second floor are two further well-proportioned bedrooms, including the impressive principal bedroom, both served by a stylish family bathroom.

Externally, the property enjoys an attractive open-plan lawned garden to the front, together with a private enclosed rear garden offering an ideal space for outdoor dining, relaxation and family enjoyment.

Offering generous accommodation, a highly desirable location and exceptional versatility throughout, this superb home is certain to appeal to a wide range of purchasers. Early viewing is strongly recommended to fully appreciate everything this outstanding property has to offer.

Entrance Hallway

Entrance via a modern composite front door in to the hallway. Turned staircase leadings to the first floor accommodation. Wood effect flooring. Two pendant light fittings. Radiator. Doors leading off to all ground floor accommodation.

Cloaks W.C

Features a modern two piece suite in white comprising of a low flush W.C and pedestal wash hand basin with tiled splashback. Ceiling light fitting. Ceiling extractor fan. Wood effect flooring.

Study/Bedroom Four

9'2" x 6'1" (2.79 x 1.85)

UPVC double glazed window to the front elevation. Ceiling spotlight fitting. Radiator. Wood effect flooring.

Kitchen/Diner/Family Room

20'0" x 12'11" (6.10 x 3.94 (6.09 x 3.93))

UPVC double glazed French doors leading out on to the rear garden. Features a range of modern eye and base Shaker style units with complimentary work surfaces over. Inset composite one and a half bowl sink and drainer unit with mixer tap. Integrated appliances include a five ring gas hob with extractor over, electric double oven, fridge/freezer and dishwasher. Tiled splashbacks. Feature under cabinet lighting. Wood effect flooring. Three pendant light fittings. Radiator. Understairs storage. This family room can be used in multiple ways and is perfect for any family to dine, sit or cook.

First Floor Landing

Radiator. Carpeted. Pendant light fitting. Turned spindle balustrade staircase leading to all second floor accommodation. Doors leading off to all first floor accommodation.

Bedroom One

13'0" x 10'1" (3.96 x 3.07)

Two UPVC double glazed windows to the front

elevation. Features fitted robe storage with sliding mirror doors. Ceiling light fitting. Radiator. Wood effect flooring. Door leading through to:-

En-Suite

UPVC double glazed obscure window to the side elevation. Features a modern three piece suite comprising of a low suite W.C, pedestal wash hand basin and glazed double shower enclosure with mixer shower. Part tiled elevations. Wood effect flooring. Ceiling light fitting. Radiator. Extractor fan.

Lounge/Further Bedroom

12'11" x 11'8" (3.94 x 3.56 (3.93 x 3.55))

Two UPVC double glazed windows to the front elevation. Radiator. Pendant light fitting. Wood effect flooring. Currently utilised as an additional bedroom.

Second Floor Landing

Carpeted. Access to the loft. Pendant light fitting. Doors leading off to all second floor accommodation.

Bedroom Two

12'9" x 11'4" (3.89 x 3.45)

With Velux double glazed window. Ceiling light fitting. Modern fitted robe storage. Wood effect flooring. Radiator.

Bedroom Three

12'8" x 7'7" (3.86 x 2.31)

UPVC double glazed window to the front elevation and Velux roof light. Radiator. Ceiling light fitting. Modern fitted robe storage.

Family Bathroom

UPVC double glazed obscured window to the side elevation. Features a modern three piece suite in white comprising of a low flush W.C, pedestal wash hand basin and panelled bath with shower attachment. Fully tiled elevations. Wood effect flooring. Radiator. Ceiling light fitting. Extractor fan.





Front External

To the front the house is a small private garden and a private double driveway to the side. Side access gate to the garden.

Rear Garden

The enclosed rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space, ideal for both relaxation and entertaining. A contemporary composite decked seating terrace provides the perfect setting for outdoor dining and summer gatherings, complemented by a generous paved patio extending to the side of the garden. The central lawn offers ample space for children to play or keen gardeners to enjoy, whilst mature planted borders, established shrubs and trees add colour, privacy and a pleasant green outlook. To the rear is a useful timber garden shed providing excellent external storage. Fully enclosed by timber fencing, the garden enjoys a good degree of privacy and offers a safe, secure environment for children and pets alike.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

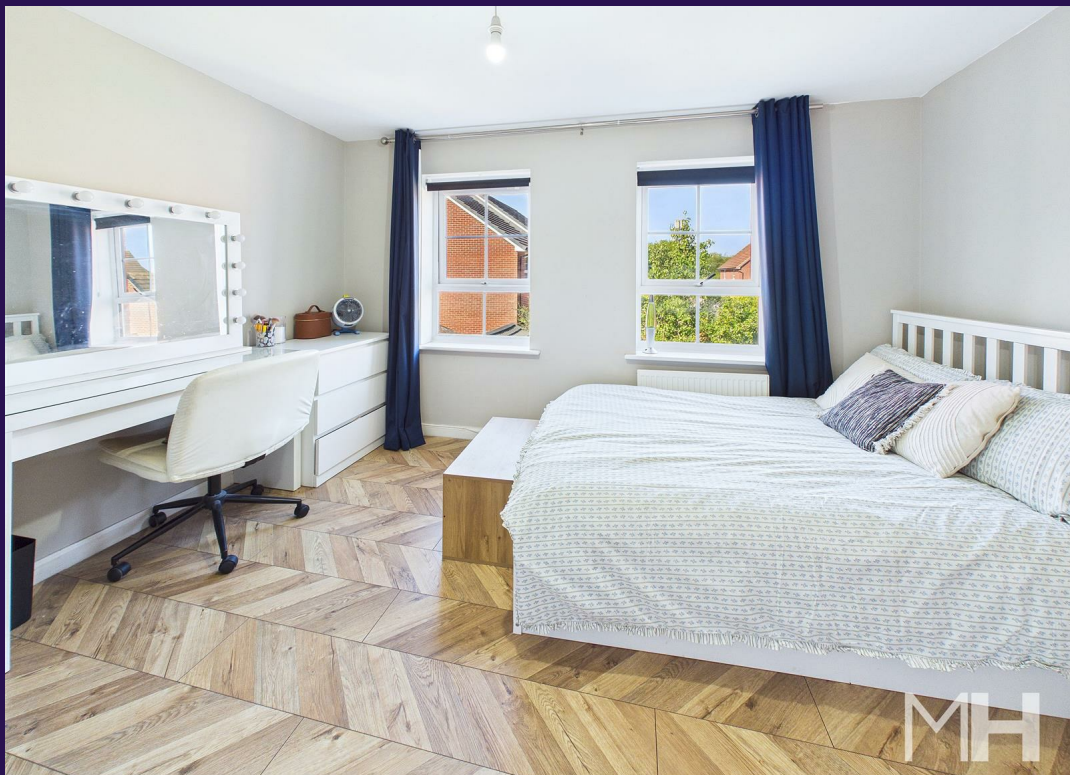
NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.







Additional Information

Local Authority –

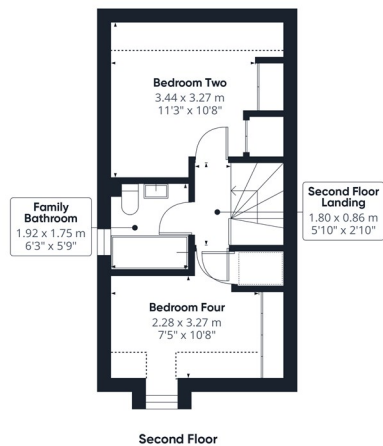
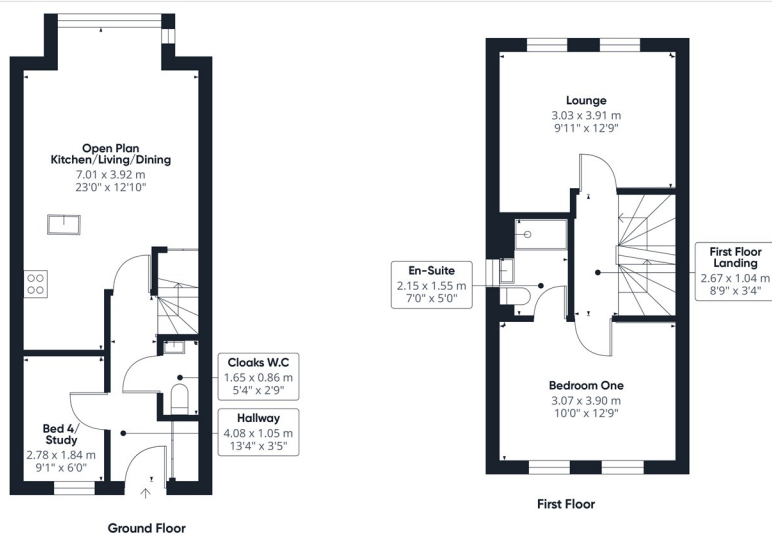
Council Tax – Band C

Viewings – By Appointment Only

Tenure – Leasehold



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Approximate total area^m

93.9 m²
1010 ft²

Reduced headroom

3.5 m²
38 ft²

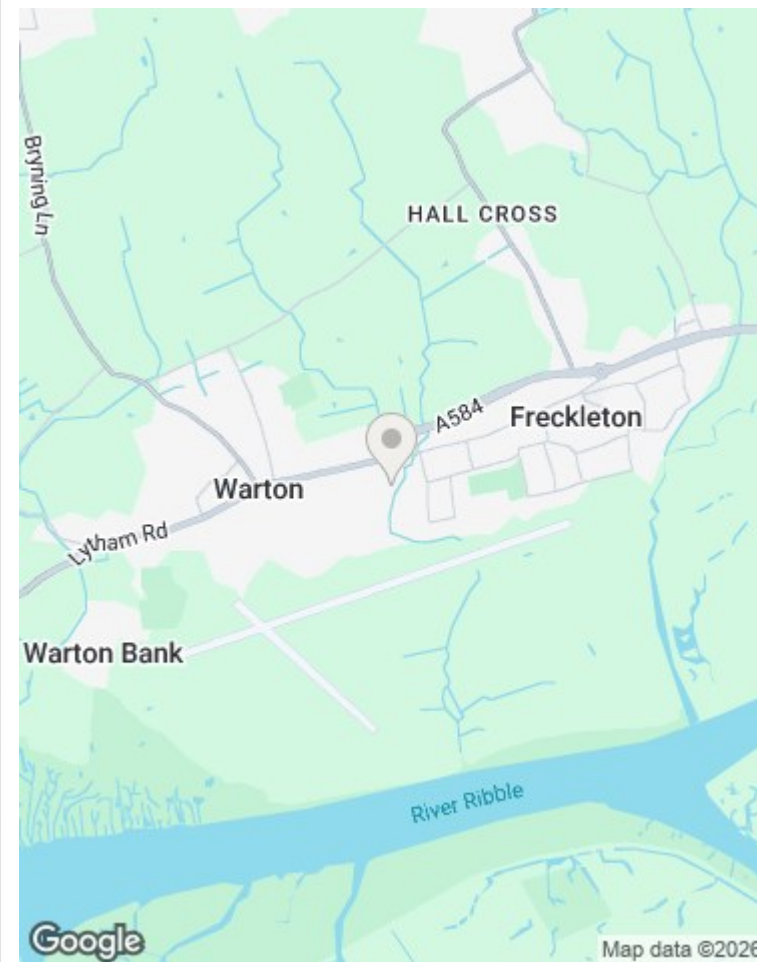
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	