



**Offers over £270,000**

**TENURE : LEASEHOLD**

**Primrose Close, Warton, PR4**

**Bedrooms : 4**

**Bathrooms : 3**

**Reception Rooms : 2**

**4 BEDROOM SPACIOUS  
DETACHED HOUSE  
AVAILABLE**

**IN WARTON CLOSE TO LOCAL  
SHOPS**

**SCHOOLS & BAE**

**MODERN KITCHEN/DINER**

**LARGE LOUNGE**

**DOWNSTAIRS WC**

**Harbour Properties**

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Harbour Properties are delighted to advertise this modern, detached, four bedroom house, located in Warton close to local shops, schools and BAE Systems. The property itself comprises a spacious entrance hall, lounge to the rear, modern kitchen diner, downstairs WC and second reception room/study. Upstairs the property features a roomy landing, modern family bathroom and four double bedrooms, the master also boasts an en suite. The property also features a front lawn and driveway leading to the integral garage, and a rear private garden, with lawn and patio areas. The property is leasehold and has a ground rent of around £380 p/a and a service charge of approximately £162 p/a.

**HALLWAY** 4.70m x 1.90m (15' 5" x 6' 3")

Black composite front door leading into entrance hallway, with carpet, under stair storage and downstairs WC.

**LOUNGE** 3.40m x 4.80m (11' 2" x 15' 9")

Spacious, carpeted lounge to rear of the property, which includes French doors leading out to the rear garden, making the room bright and airy.

**KITCHEN** 5.40m x 2.30m (17' 9" x 7' 7")

Also to the rear of the property is the kitchen diner, which boasts grey gloss wall and base units, an electric oven and grill, and four ring gas hob with stainless steel splash back. The room also includes space for a dining table and French doors leading to the rear garden.

**STUDY** 2.70m x 2.30m (8' 10" x 7' 7")

To the front of the property is a carpeted, second reception room, with double doors, currently used as an office/study room.

**WC** 1.60m x 0.80m (5' 3" x 2' 7")

Off the hallway, under the stairs, is a WC which boasts a toilet with dual flush, and basin with tiled splash back.

**MASTER BEDROOM** 4.50m x 5.40m (14' 9" x 17' 9")

Good sized, double, master bedroom looking over the front of property through two double glazed windows. The room also includes an en suite.

**EN SUITE** 1.57m x 2.00m (5' 2" x 6' 7")

Off the master bedroom is a modern en suite with vinyl tiled flooring, toilet with dual flush, basin with splash back, an electric shower in a tiled cubical and a frosted double glazed window.

**BEDROOM 2** 4.30m x 2.60m (14' 1" x 8' 6")

The second bedroom is another good sized double bedroom and overlooks the front of the property.

**BEDROOM 3** 3.30m x 2.60m (10' 10" x 8' 6")

The third bedroom is also a good sized double bedroom.

**BEDROOM 4** 3.22m x 2.26m (10' 7" x 7' 5")

There is also a fourth double bedroom to the rear of the property.

**BATHROOM** 1.78m x 2.20m (5' 10" x 7' 3")

The main family bathroom features a toilet, a basin, a mains shower over the bath and a frosted window.

**GARAGE**

The property also boasts an integral garage with an up and over door, electric and a fully serviced combi boiler.

**OUTSIDE**

To the front of the property is a drive and a grass lawn, with a path leading down both sides of the property. To the rear is a spacious rear garden with patio and lawn.

**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.



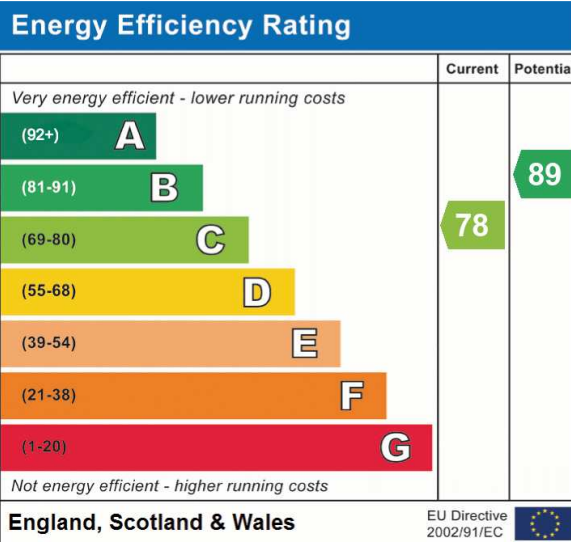


GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.

1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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: Primrose Close, Warton, PR4

