

Harbour Properties are delighted to bring to the market for sale, this stunningly finished, modern, three bedroom, semi-detached house. It is located on the sought after development of Blackfield Green. Located in the popular village of Warton, close to local shops, schools. The property briefly comprises an entrance hallway, lounge, modern fitted kitchen/diner and downstairs WC. On the first floor is a good size double bedroom, second large single room and a modern family bathroom. On the second floor is a large double bedroom with adjoining en-suite. The property also boasts double glazing, gas central heating with combi boiler, a driveway for parking, plus an enclosed, private rear garden with patio and lawn areas. The property is freehold in tenure with estate fees of approximately £165 per annum.

HALLWAY

Entrance hallway with large matt white floor tiles, leading to.....

LOUNGE 4.20m x 2.94m (13' 9" x 9' 8")

Good size lounge to the front of the property, with large matt white floor tiles and stylish wood panelling to the wall.

KITCHEN/DINER 4.09m x 2.89m (13' 5" x 9' 6")

Modern fitted kitchen/diner to the rear of the property. Comes with light grey wall & base units, light grey wooden effect worktops and large matt white floor tiles. Comes with integrated oven, hob, extractor fan and dishwasher. There is space for a dining table and chairs, and has patio doors leading out onto the rear garden.

WC 1.71m x 1.14m (5' 7" x 3' 9")

Downstairs WC and basin.

BEDROOM 2 4.09m x 2.51m (13' 5" x 8' 3")

On the first floor is a good size double bedroom with carpet and storage cupboard located to the rear.

BEDROOM 3 2.68m x 2.06m (8' 10" x 6' 9")

Large single or small double room to the front located on the first floor. It is currently used as a walk-in wardrobe and dressing room.

BATHROOM 2.06m x 1.76m (6' 9" x 5' 9")

Modern family bathroom on the first floor, comes with grey vinyl flooring, grey part tiled walls, WC, basin and bath.

BEDROOM 1 5.85m x 3.81m (19' 2" x 12' 6")

Large main bedroom located on the second floor. Is a spacious double room with sleeping area and second reading / lounge area. It comes with an adjoining en-suite bathroom.

EN-SUITE 2.01m x 1.87m (6' 7" x 6' 2")

Large en-suite bathroom located off the main bedroom on the top floor. It comes with light grey vinyl flooring, light grey part-tiled walls, WC, basin and walk-in shower.

OUTSIDE

To the front of the property is a lawn and hedge, with a driveway for parking. To the rear is an enclosed, south facing garden. It comes with patio, lawn and stoned seating area. It is also not overlooked by adjoining properties.

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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