



**Asking Price £154,950**

**TENURE : FREEHOLD**

**Ramsgate Close, Warton, PR4**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**THREE BEDROOM SEMI-DETACHED HOUSE FOR SALE IN WARTON**

**LOCATED ON A QUIET RESIDENTIAL CUL-DE-SAC**

**CLOSE TO LOCAL SHOPS**

**CLOSE TO LOCAL SCHOOLS**

**BAE SYSTEMS & NEARBY LYTHAM**

**GOOD SIZED LOUNGE AND FITTED KITCHEN/DINER TO THE REAR**

**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, semi-detached house, in quiet cul-de-sac in the sought after village of Warton. The property is ideally located, close to local shops, schools, BAE Systems and just a 5 minute drive to nearby Lytham. The property briefly comprises an entrance hallway with stairs, good size lounge to the front of the property and fitted kitchen/diner with under stairs cupboard. Upstairs has a large master bedroom, second good size double bedroom, third single bedroom and three piece, tiled bathroom. The property also boasts gas central heating, gravel front garden, driveway for parking and large private, enclosed rear garden. The property is freehold in tenure and has no onward chain.

**HALLWAY** 1.82m x 1.24m (6' x 4' 1")

Entrance hallway, leading upstairs and through to the lounge.

**LOUNGE** 5.05m x 2.66m (16' 7" x 8' 9")

Good sized lounge with carpet and window overlooking the front of the property.

**KITCHEN/DINER** 4.26m x 2.66m (14' x 8' 9")

Fitted kitchen/diner located to the rear. Comes with fitted wall and base units, cooker and extractor. Has space for a dining table & chairs, under stairs pantry and patio doors lead to the rear garden.

**BEDROOM 1** 4.24m x 2.97m (13' 11" x 9' 9")

Large double bedroom to the front of the property, with carpet. Includes storage cupboard.

**BEDROOM 2** 2.71m x 2.36m (8' 11" x 7' 9")

Second good size double bedroom with carpet to the rear.

**BEDROOM 3** 2.87m x 1.85m (9' 5" x 6' 1")

Third bedroom is single room to the rear of the property.

**BATHROOM** 1.98m x 1.67m (6' 6" x 5' 6")

Fitted bathroom upstairs, includes WC, basin and mains shower over bath.

**OUTSIDE**

To the front and rear of the property are low maintenance gravel gardens. To the side is large driveway for parking. To the rear is a good size enclosed garden.

**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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