



**Asking Price £337,950**

**TENURE : FREEHOLD**

**Gilbert Way, Warton, PR4**

**Bedrooms : 4**

**Bathrooms : 3**

**Reception Rooms : 3**

**SPACIOUS FOUR BEDROOM  
DETACHED HOUSE**

**ON QUITE CUL-DE-SAC ON  
SOUGHT AFTER  
DEVELOPMENT**

**LARGE LOUNGE**

**STUDY**

**OPEN PLAN KITCHEN/DINER**

**FOUR DOUBLE BEDROOMS**

**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 spacious four bedroom detached house on the sought after Riversleigh Way development in Warton. The property briefly comprises an entrance hall, a spacious lounge, study, downstairs WC, and modern kitchen diner to the rear with bifold doors and a separate utility room. Upstairs the property boasts a family bathroom and four spacious bedroom, the master features a modern ensuite. The property is positioned at the end of cul-de-sac and includes a drive for off road parking, a detached garage, and a generous south facing garden. The property is Freehold.

**ENTRANCE HALL**

Composite front door leading into the entrance hallway with LVT flooring and stairs with under stair storage.

**LOUNGE** 5.05m x 3.50m (16' 7" x 11' 6")

Good sized lounge with double glazed window with front aspect, carpet and wall mounted electric fireplace.

**STUDY** 2.65m x 2.65m (8' 8" x 8' 8")

To the opposite side of the hallway is a carpeted study/office room which also looks out onto the front of the property.

**KITCHEN/DINER** 6.90m x 3.35m (22' 8" x 11' )

To the rear is a modern, open plan kitchen diner, which boasts cream gloss wall and base units, integrated electric oven, four ring gas hob, fridge, freezer, dishwasher, stainless steel one and half sink and mixer tap and extractor fan. The room also features LVT flooring, bi folding doors to the rear garden, space for dining and access to the utility.

**UTILITY** 2.80m x 2.50m (9' 2" x 8' 2")

The utility room also boasts wall and base units housing a washing machine and a combi boiler and a stainless steel sink. The room features a UPVC door leading out to the rear garden.

**MASTER BEDROOM** 4.50m x 3.55m (14' 9" x 11' 8")

Generous master bedroom to the front of the property, including carpet, mirror fronted fitted wardrobes and an en suite.

**ENSUITE** 2.20m x 1.80m (7' 3" x 5' 11")

Off the master bedroom is a modern en-suite which features vinyl flooring, tiled walls, walk in shower cubical, toilet with dual flush, basin with mixer tap and extractor fan.

**BEDROOM 2** 3.75m x 3.60m (12' 4" x 11' 10")

The second bedroom is also a good sized double bedroom, with carpet.

**BEDROOM 3** 2.95m x 2.55m (9' 8" x 8' 4")

The third bedroom is a double bedroom to the rear of the property.

**BEDROOM 4** 2.95m x 2.55m (9' 8" x 8' 4")

The fourth bedroom is a smaller double room, also to the rear.

**BATHROOM** 2.90m x 2.10m (9' 6" x 6' 11")

The family bathroom boasts vinyl flooring, a toilet with dual flush, basin with mixer tap, main shower cubical, bath and spotlighting.

**OUTSIDE**

To the side of the property is a drive for off road parking leading to a detached garage, and paved path leading to the front door. To the rear of the rear is a large L-shaped rear garden, which is south facing, and features a large 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  
651 sq.ft. (60.5 sq.m.) approx.

1ST FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 1303 sq.ft. (121.0 sq.m.) approx.

While 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.  
Made with Metropack 6/2025

## Energy Efficiency Rating

|                                             | Current | Potential               |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         | 93                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England, Scotland &amp; Wales</b>        |         | EU Directive 2002/91/EC |

Address: Warton, PR4



**Harbour Properties**

150B Lytham Road, Warton, Preston, PR4 1XE

admin@harbourproperties.co.uk | 01772631770

Website: <http://www.harbourproperties.co.uk>

