



Asking Price £164,950

TENURE : FREEHOLD

Harbour Lane, Warton, PR4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**2 BEDROOM END TERRACE
AVAILABLE ON CORNER
PLOT**

**IN WARTON CLOSE TO LOCAL
AMENITIES & BAE SYSTEMS**

**LARGE LOUNGE WITH
ELECTRIC FIREPLACE**

**MODERN FITTED KITCHEN &
BATHROOM**

TWO DOUBLE BEDROOMS

**LARGE PLOT WITH
GENEROUS FRONT & REAR
GARDENS**

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 two bedroom end terrace house in Warton, close to local amenities and BAE Systems. The property briefly comprises an entrance hall, modern fitted kitchen, large lounge, two double bedrooms and a three piece bathroom. The property is positioned on a larger plot and boasts a large wrap around garden. The property is freehold and also boasts gas central heating with a Worcester combi boiler.

ENTRANCE HALL

Composite front door leading into entrance hallway, which includes Karndean flooring, vertical radiator and under stair storage cupboard.

KITCHEN *3.65m x 2.30m (12' x 7' 7")*

Beyond the hallway is a modern fitted kitchen which is only around 4 years old and features cream wall and base units, electric oven and hob, extractor, sink and mixer tap, The room also has Karndean flooring, storage under the stairs, window, and composite door leading to the rear garden.

LOUNGE *5.90m x 3.35m (19' 4" x 11')*

Spacious lounge which boasts new carpet, 2x vertical radiators, large window to the front and French doors to the rear, remote control electric fireplace within the chimney breast which also includes inbuilt media wall.

BEDROOM 1 *4.35m x 2.65m (14' 3" x 8' 8")*

The master bedroom is a double and looks out over the front of the property. The room features carpet, large window with blinds, and a cupboard over the stairs.

BEDROOM 2 *3.40m x 3.37m (11' 2" x 11' 1")*

The second bedroom is to the rear of the property and is currently used as an office. The room includes laminate flooring and a fitted wardrobe.

BATHROOM *2.60m x 1.80m (8' 6" x 5' 11")*

Modern fitted bathroom with tiled floor, toilet with dual flush, basin, electric shower over the bath which also has a mixer tap, two frosted windows and spotlighting.

OUTSIDE

The property is positioned on a generous corner plot and to the front boasts a large lawn with path leading to the front door and a wooden gate to the rear garden. Beyond the gate is a spacious rear garden which features outside lighting, an outhouse with electric, and new fencing. The current vendor has put planning permission in place to turn part of the front garden into a driveway.

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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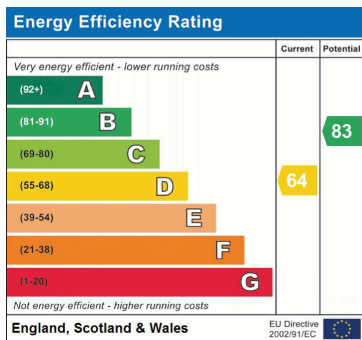
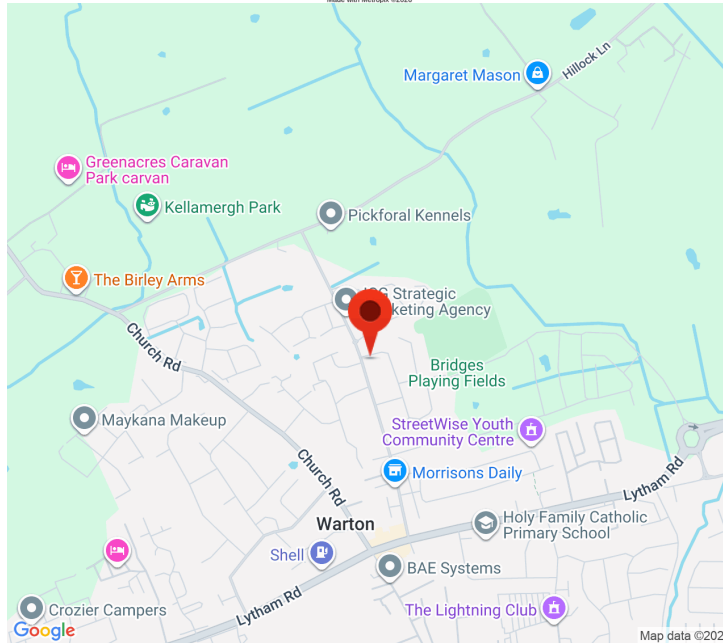


GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (66.9 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: Harbour Lane, Warton, PR4