



## Harbour Lane, Warton, Preston, PR4 1YA

- Unique Four Bedroom Semi Detached Family Home
- Four Double Bedrooms & Three Recently Re-Fitted Bathrooms
  - Driveway For Several Cars
- Must Be Viewed To Appreciate The Space On Offer
  - Manageable Gardens Front & Rear
- Deceptively Spacious Property, 2008 Built
  - Good sized Plot
- Ideally Positioned in Warton Close to BAE Systems, Lytham and the Fylde Coast
  - Detached Double Garage

Contact Annette & Team Tempo **NOW**

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# Harbour Lane, Warton, Preston PR4 1YA

Tempo are delighted to offer to the market this deceptively spacious 4 bedroom family residence. One of only two unique homes built circa 2008, the property occupies a large plot set back from the road and is ideally placed in Warton. The interior boasts a well-thought-out layout, providing ample space for both relaxation and entertaining. The accommodation features a spacious reception hall and lounge, a well-appointed kitchen, perfect for culinary enthusiasts, additional utility area and 4 comfortable double bedrooms that offer a restful retreat at the end of the day. The 3 bathrooms have all recently been re-fitted to a high standard. Externally easy manageable landscaped gardens front & rear and a long driveway providing ample off road parking and includes a detached brick double garage.



Council Tax Band: D

Tenure: Freehold



### Reception Hall

15'8" x 10'2"

UPVC side entrance door into the vestibule. Further glazed inner door opens into the versatile and spacious hall with turned stairs upto the first floor. Laminate Floor and doors to the ground floor rooms.

### Lounge

17'9" x 11'8"

This spacious lounge offers a comfortable setting with neutral walls and carpeted flooring. It features a traditional-style fireplace as a focal point and benefits from natural light through patio doors that lead out to the garden, enhancing the connection to the outdoor space.

### Kitchen

11'6" x 7'10"

The kitchen is well-equipped with modern units in a light finish, complemented by dark countertops. It has tiled flooring and a practical layout that includes a built in hob and oven and plenty of work surfaces. A window above the sink overlooks the garden, while an opening leads directly to the adjoining utility area, which houses space for laundry appliances and provides access to the rear garden.

### Utility Area

6' x 7'10"

The utility area offers practical space for laundry with plumbing for a washing machine and dryer, tiled flooring, built in storage cupboard, wall mounted central heating boiler and a door leading to the garden, making it a convenient space for household chores.

### Bedroom 1

18'10" x 10'

This double bedroom includes a built-in wardrobe and receives natural light from a front-facing window. The room is carpeted and painted in muted tones, providing a calm and restful environment. It benefits from its own ensuite bathroom, adding privacy and convenience.

### Ensuite

5'11" x 6'2"

The en-suite bathroom is modern and fitted with a walk in corner shower enclosure, contemporary vanity unit with basin and a WC. It features grey tiling on the floor and walls, a heated towel rail, and is designed with neutral tones to create a clean and fresh ambiance. Frosted window to the side for privacy.

### Bedroom 4 / Dining Room

18'10" x 9'8"

This versatile room, labelled as Bedroom 4 / Dining Room, is carpeted and painted in a neutral tone, providing flexibility as a fourth bedroom or as a formal dining space. It features a window that allows natural light to fill the room.

### Ground Floor Shower Room

5'9" x 6'2"

The additional ground floor shower room offers a sleek and practical space featuring a modern white suite with a walk-in shower corner shower enclosure, wash basin set into a vanity unit, and a WC. The walls and floor are tiled in matching grey shades, complemented by a heated towel rail and a frosted window for privacy.

### First Floor Landing

Aforementioned stairs down to first floor with balustrade. A generous and useful built in storage cupboard and doors to the first floor rooms.

### Bedroom 2

9'11" x 12'11"

Bedroom 2 is a generously proportioned room with neutral decor and carpeted flooring. It boasts a large built-in wardrobe spanning one wall, offering ample storage. The room benefits from a bay window that fills the space with natural light and overlooks the side of the property.

### Bedroom 3

9'10" x 12'10"

Bedroom 3 is a bright room featuring a bay window to the side that provides generous natural light. It has built-in wardrobes along one wall, offering excellent storage while maintaining a spacious feel. The room is carpeted and decorated in neutral tones, perfect for a restful retreat. Loft access hatch for storage.

### Family Bathroom

6'5" x 10'2"

The family bathroom has a contemporary feel with grey tiling on the floor and walls, including a heated towel rail. It is fitted with a white suite comprising a P shaped bath with shower over, a wash basin in a vanity unit, and a WC. A Velux window allows natural light while maintaining privacy.

### Front Exterior

The front exterior features a well-maintained driveway leading to the property with a neat lawn bordered by hedging. The driveway offers off-street parking for several vehicles and the overall frontage presents a tidy and welcoming approach to the home.

### Rear Garden

The rear garden includes a lawn area alongside a paved patio space, ideal for outdoor seating or dining. A detached double garage sits at the rear of the garden, accessed via a driveway that continues from the front of the property. The garden is fenced for privacy and secure access to the garage is available from the driveway.

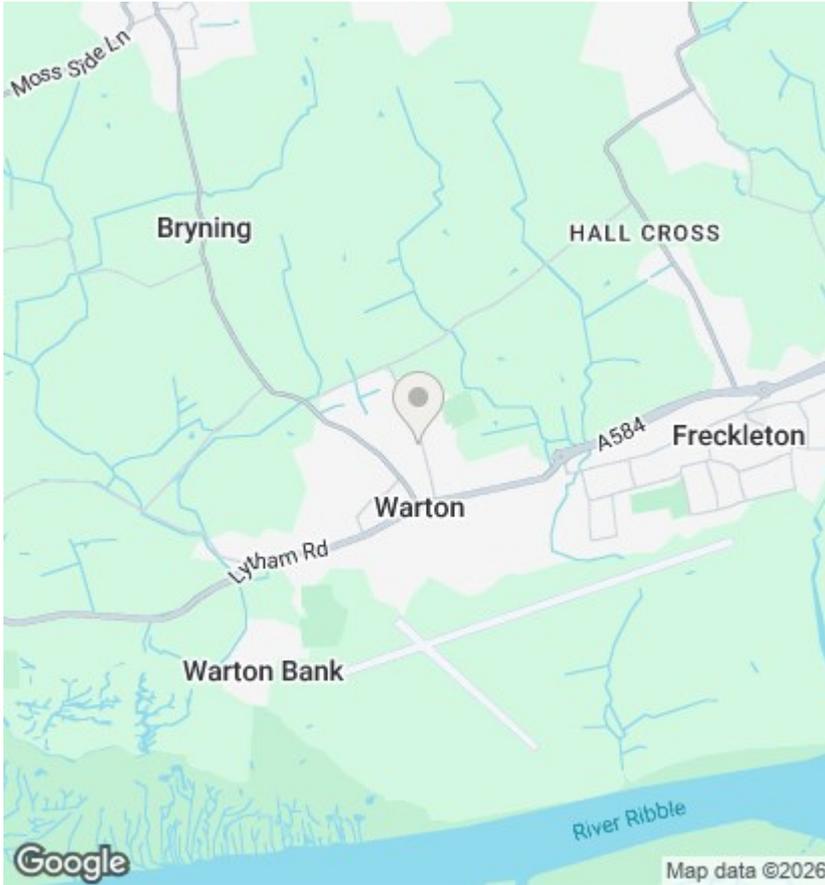
### Garage

16'9" x 16'1"

With electric remote up and over door and personal access door and window to the side allowing plenty of natural light. Power points and lighting.







## Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

## Viewings

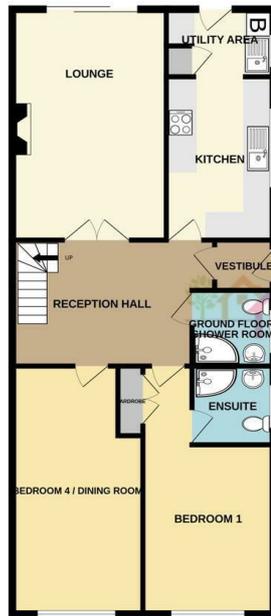
Viewings by arrangement only. Call 01772 633399 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	78
(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 &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR



FIRST FLOOR



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 other inaccuracy. This plan is for guidance purposes only and should be verified by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metagen 12/2025.

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