



**Lytham Road, Preston, PR4 1AH**

**£220,000**

**EXCELLENT VALUE FOR MONEY!!! We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Warton!**



# 172 Lytham Road, Warton, Preston, PR4 1AH

## GROUND FLOOR

### Lounge 17'10" x 10'11" (5.45m x 3.33m)

Carpet flooring with French doors leading to the rear dining area, curtains and log burner

### Dining area 12'9" x 10'11" (3.91m x 3.34m)

High quality wood effect laminate flooring with sliding patio doors leading to the rear garden and open aspect through to the kitchen

### Kitchen 9'1" x 9'4" (2.78m x 2.86m)

Tile flooring with open aspect through to the dining area. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood



## FIRST FLOOR

### Bedroom 13'1" x 10'11" (3.99m x 3.33m)

Carpet flooring with window to the rear elevation and curtains

### Bedroom 8'11" x 12'11" (2.72m x 3.94m)

Carpet flooring with window to the rear elevation, curtains and fitted wardrobes



### Bedroom 10'3" x 8'1" (3.13m x 2.48m)

Carpet flooring with window to the front elevation and curtains



## Bathroom

Vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, partially tiled decor and radiator

## EXTERNAL

Large driveway to the front of the property, capable of accommodating 3/3 vehicles to the front of the property with gated access to the rear garden. Enclosed rear garden by panel fencing, with laid to lawn and decking area.





