



**Canberra Way, Warton, Preston, PR4 1XY**

Preston

Guide Price  
**£80,000**

- Two-bedroom mid-terrace home in a popular residential location
- Excellent opportunity for first-time buyers and investors
- Spacious reception room measuring over 19ft in length
- Bright and airy living accommodation throughout
- Fitted kitchen with a range of storage units
- Two generous double bedrooms
- Family bathroom with three-piece suite
- Useful built-in storage cupboards
- Large enclosed rear garden extending approximately 41ft
- Detached outbuilding ideal for storage or workshop use
- Scope to personalise and add value
- Gas central heating
- Double glazing
- Convenient access to Preston, Lytham St Annes and Blackpool
- Close to local amenities, schools and BAE Systems at Warton



Whether you are taking your first step onto the property ladder, looking for a buy-to-let investment or seeking a home. The property offers surprisingly spacious accommodation with two generous double bedrooms, a large reception room and a substantial rear garden rarely found with homes at this price point.

One of the standout features is the impressive rear garden. The detached outbuilding offers additional flexibility.

**Auctioneer Comments:** This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



Energy performance certificate (EPC) - Flat or leasehold - 047536

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|---|------------------------------------|--|
| <b>Energy performance certificate (EPC)</b>                 |                                    | Issue date: 18 March 2016              |
| Address: Canberra Way, Warton, Preston, Lancashire, PR4 3JG | Energy rating: <b>D</b>            | Reference number: 000-000-076-1108-111 |
| Property type: Mid-terrace house                            | Total floor area: 60 square metres |  |

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

**Energy rating and score**

This property's energy rating is D. It has the potential to be C.

The graph below shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The score shows how well a house uses energy and how well it is insulated.

For properties in England and Wales: the average energy rating is D and the average energy score is 60.

