





Asking Price £240,000

TENURE : FREEHOLD

Dakota Drive, Preston, PR4 1ER

Bedrooms : 4 **Bathrooms : 3** **Reception Rooms : 2**

FOUR BEDROOM SEMI-DETACHED HOUSE FOR SALE

LOCATED ON THE POPULAR HIGHGATE PARK ESTATE IN WARTON

CLOSE TO VILLAGE CENTRE AND A SHORT DRIVE TO NEARBY LYTHAM

GROUND FLOOR HAS A KITCHEN/DINER

WC & BEDROOM/OFFICE

FIRST FLOOR HAS A MASTER BEDROOM WITH ENSUITE & LOUNGE

Harbour Properties
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Harbour Properties are delighted to present this spacious three-storey, four-bedroom semi-detached home, situated on the sought-after Highgate Park development in the village of Warton. Ideally located close to both Warton and Freckleton village centres, the property also benefits from excellent transport links.

Only seven years old, this modern family home offers well-proportioned accommodation throughout. The ground floor briefly comprises an entrance hall, downstairs WC, office/fourth bedroom and a spacious open-plan kitchen/dining/family room overlooking the rear garden, which also benefits from two useful storage cupboards.

On the first floor, there is a good-sized lounge and a generous master bedroom with en-suite, while the second floor offers two further double bedrooms and a family bathroom. The property also benefits from additional storage cupboards across the upper floors.

ENTRANCE HALLWAY *4.33m x 1.25m (14' 3" x 4' 1")*

A black composite front door opens into the entrance hallway featuring wooden panelling and laminate flooring. A large storage/cloaks cupboard houses the combi boiler and provides convenient coat hooks for additional storage.

KITCHEN / DINER *7.13m x 3.83m (23' 5" x 12' 7")*

The kitchen/diner is situated to the rear of the property and features wood-effect laminate flooring, charcoal grey gloss wall and base units, under-cabinet lighting, and grey worktops with matching upstands. The kitchen also benefits from an integrated fridge/freezer, dishwasher, washer/dryer, electric oven, four-ring electric hob, and overhead extractor fan. The room opens into a spacious family room, perfect for living, dining, and entertaining. The room also features wooden panelling, useful under-stairs storage, and French double doors with windows either side, leading out to the rear garden.

WC *1.55m x 0.75m (5' 1" x 2' 5")*

Off the main hallway is a downstairs WC featuring laminate flooring and partially tiled walls. The room comprises a dual-flush toilet, a wash basin with mixer tap and an extractor fan.

BEDROOM 4 / STUDY *2.68m x 1.74m (8' 9" x 5' 8")*

The office/bedroom four is situated to the front of the property and features a window, grey fitted wall cupboards, USB sockets and grey carpeting.

LOUNGE *2.91m x 3.82m (9' 7" x 12' 6")*

The first-floor lounge is a sizeable room featuring grey carpeting and two windows overlooking the rear garden.

MASTER BEDROOM *2.99m x 3.82m (9' 10" x 12' 6")*

To the front of the property is the spacious master double bedroom, featuring carpeted flooring, two windows allowing natural light, and an en-suite bathroom. The bedroom also benefits from USB charging sockets for added convenience.

EN SUITE *2.03m x 1.39m (6' 8" x 4' 7")*

The en-suite, accessed from the master bedroom, features a frosted window, tiled walls, vinyl flooring with a tiled effect, a toilet with dual-flush, a large shower cubicle, a wash basin with mixer tap, a wall-mounted shaving mirror with shaving socket, and a towel rail.

BEDROOM 2 *2.92m x 3.84m (9' 7" x 12' 7")*

Situated on the second floor to the rear of the property is a double bedroom, featuring grey carpet, fitted grey gloss wardrobes and two windows overlooking the rear garden. The room also benefits from USB charging sockets for added convenience.

FAMILY BATHROOM *19.52m x 15.95m (64' x 52' 4")*

The main family bathroom is situated on the second floor and features vinyl flooring, a toilet with dual-flush functionality, and a wash basin with mixer tap. There is also a bath with shower over and tiled surround, along with an extractor fan and frosted window for ventilation and privacy.

BEDROOM 3 *2.99m x 3.84m (9' 10" x 12' 7")*

Situated to the front of the property on the second floor, the final bedroom is a spacious double room featuring grey carpet, fitted grey gloss wardrobes and two windows. The room also benefits from USB plug sockets for added convenience.

Disclamer

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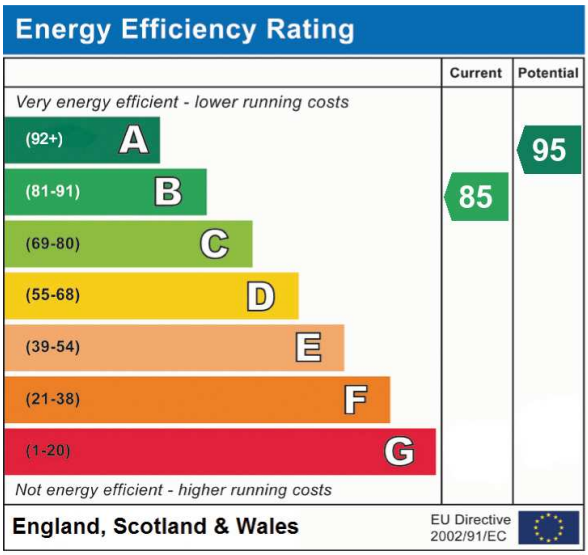


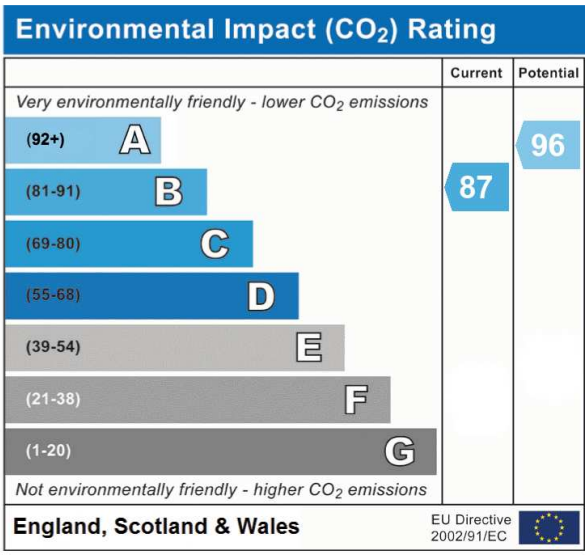




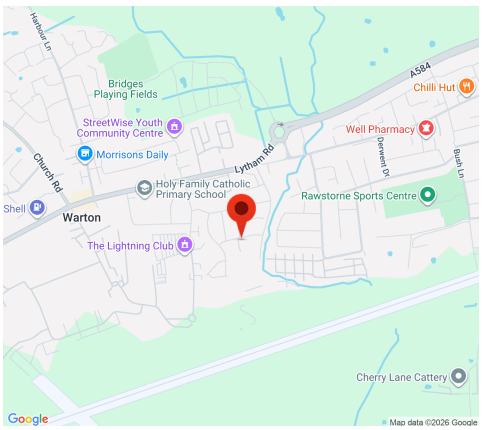


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