



Asking Price £124,950

TENURE : FREEHOLD

Harbour Avenue, Warton, PR4

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 2

**TWO BEDROOM SEMI-
DETACHED HOUSE FOR SALE
DINING ROOM**

**LOCATED IN THE SOUGHT
AFTER VILLAGE OF WARTON
KITCHEN**

**LOUNGE
WC**

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, semi-detached house located in the sought after village of Warton. It is ideally located near the village centre within walking distant to the local playing fields, shops, pubs, schools and amenities. The property also benefits from being close to all of the main bus routes, with easy access to Preston, Lytham St Annes and Blackpool. Downstairs, the property briefly comprises a good size lounge, spacious dining room, fitted kitchen, utility room and outhouse / garage. Upstairs comprises, two good size double bedrooms and a family bathroom. The property also boasts a front garden area, driveway and an enclosed rear south facing garden. The property is freehold and has no onward chain.

HALLWAY 3.05m x 1.00m (10' x 3' 3")

Entrance hallway, leading to....

LOUNGE 3.70m x 3.05m (12' 2" x 10')

Good size lounge with carpet to the front of the property. Comes open plan with dining area.

DINING ROOM 3.70m x 3.27m (12' 2" x 10' 9")

Large and spacious dining room to the rear of the property with carpet, under stairs storage cupboard and patio doors to rear garden.

KITCHEN 2.93m x 2.14m (9' 7" x 7')

Extended fitted kitchen to the rear, with wooden wall & base units, grey granite effect worktops, wood laminate flooring and side door to rear garden.

UTILITY ROOM 2.50m x 1.80m (8' 2" x 5' 11")

Off the kitchen is a utility room for washing machine, dryer and other appliances.

WC 1.43m x 1.01m (4' 8" x 3' 4")

Off the utility room is a downstairs WC.

BEDROOM 1 4.62m x 2.98m (15' 2" x 9' 9")

Large double bedroom with carpet and fitted wardrobes fitted to front of the property.

BEDROOM 2 3.28m x 2.77m (10' 9" x 9' 1")

Good size double bedroom to the rear with carpet.

BATHROOM 1.80m x 1.65m (5' 11" x 5' 5")

Bathroom to the rear with WC, basin and walk-in shower.

OUTBUILDING / GARAGE

To the front is a covered outbuilding area, which can be used as a storage area / garage.

OUTSIDE

To the front is small garden and driveway, with access to the outbuilding. To the rear is an enclosed south facing flagged garden, for low maintenance.

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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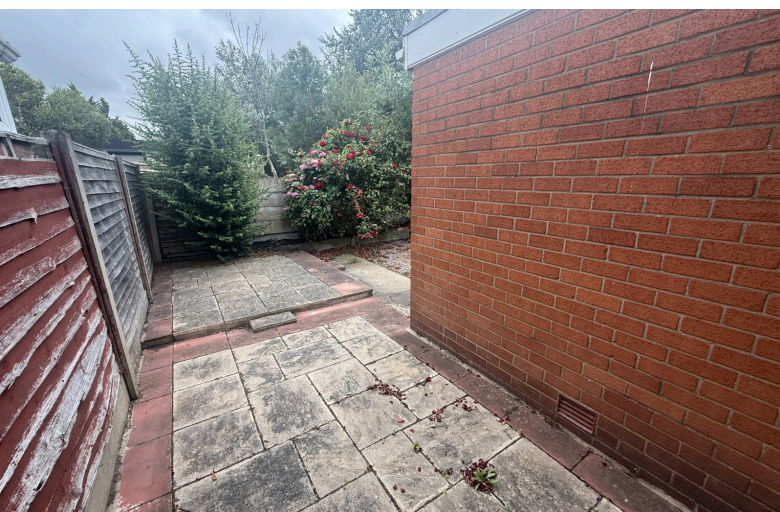
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GROUND FLOOR
524 sq ft (48.7 sq.m.) approx.

1ST FLOOR
331 sq ft (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 854 sq ft (79.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide for any prospective purchaser. The services, appliances and equipment shown have no been tested and no guarantee as to their operability or efficiency can be given.
Only valid February 2020

