



Lytham Road, Warton, PR4 1AE

- TWO BEDROOM EXTENDED MID TERRACED HOUSE
 - EXCELLENT OPPORTUNITY
 - LARGE REAR GARDEN
 - **** OFFERED WITH VACANT POSSESSION & NO CHAIN DELAY
- ***** IN NEED OF RENOVATION
- CLOSE TO BAE SYSTEMS AND TRANSPORT LINKS TO THE FYLDE COAST
 - EPC = C

Contact Annette & Team Tempo **NOW**

01772 633399
info@tempoestates.co.uk
www.tempoestates.co.uk

Lytham Road, Warton PR4 1AE

OFFERED WITH VACANT POSSESSION. In need of Renovation this Two Bedroom Mid Terraced House which offers an excellent opportunity. The accommodation briefly comprises: Lounge, Dining Area, Extended Kitchen and Ground Floor Bathroom. To the First Floor, Two Generous Sized Bedrooms and spacious Landing. Paved patio area to the rear with large laid to lawn area and Communal access for bins. UPVC double glazing and gas central heating system. EPC = C ***No Chain Delay



2



1



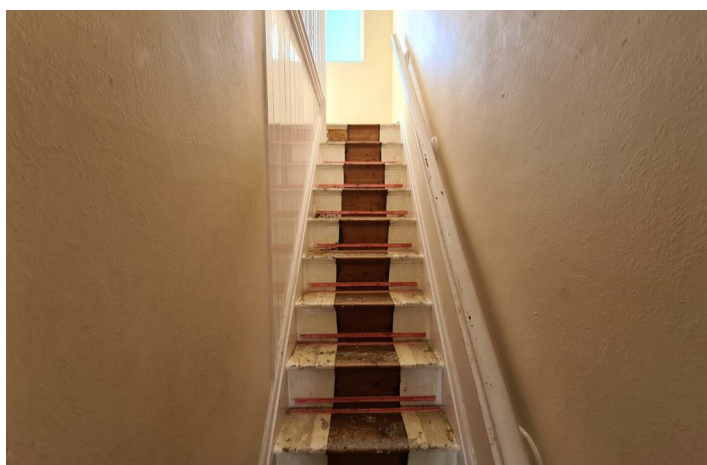
1



C

Council Tax Band: C

Tenure: Freehold



Lounge

14'1" x 12'1"

Front door leads to lounge with bay window to front elevation, feature fire, ceiling light, coving and panel radiator.

Dining Area

11'8" x 6'8"

Additional reception room area with panel radiator and ceiling light.

Kitchen

7'6" x 11'5"

Archway leads to Kitchen with eye and base level units, complementary worktops and tiled splashback. Stainless sink with drainer, panel radiator and uPVC window and door to rear garden allowing ample natural light to enter.

Bathroom

11'6" x 5'2"

Three piece suite comprising: low flush WC, hand wash basin with pedestal and panel bath with shower above. Tile effect flooring, inset spotlights and extractor fan.

Landing

Stairs lead to first floor with spindled balustrade, picture rail, ceiling light panel radiator and window to rear elevation. Loft hatch housing boiler.

Bedroom One

14'0" x 12'1"

Double bedroom with ceiling light, panel radiator and two windows to front aspect.

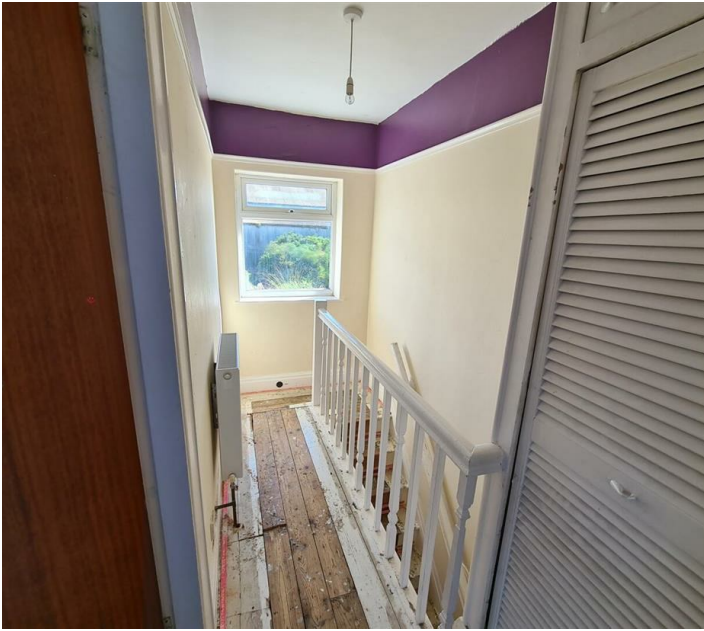
Bedroom Two

11'5" x 6'10"

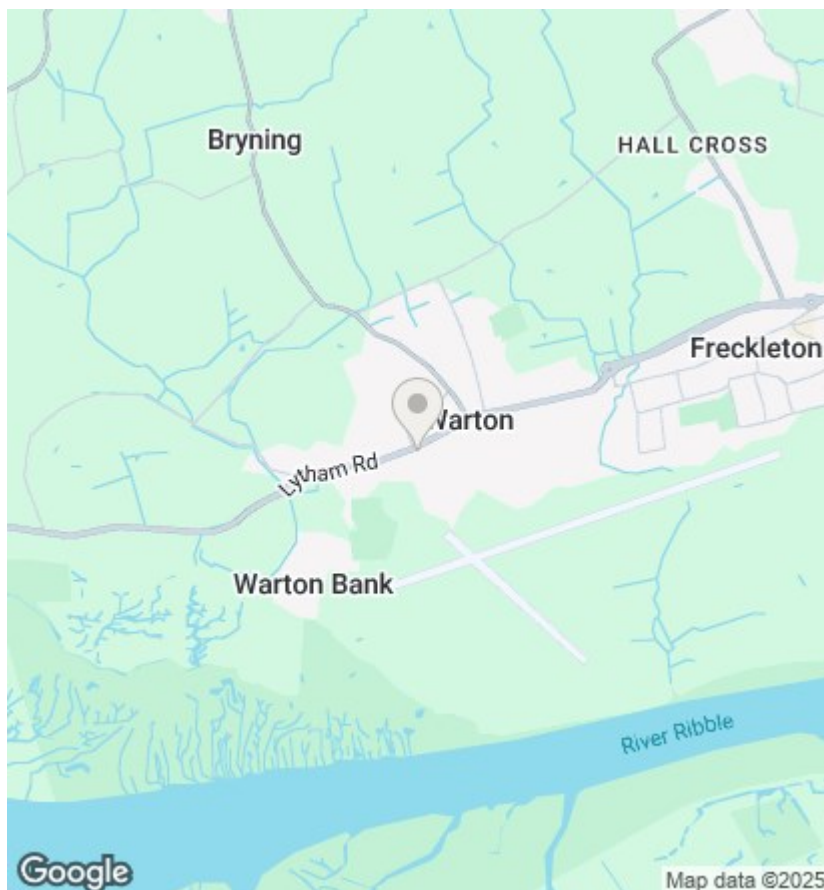
Further bedroom with picture rail, panel radiator, ceiling light and window to rear elevation.

Exterior

Paved yard to the front of the property, set back from the road. Paved patio area to the rear with large laid to lawn area and timber fence to either side. Communal access for bins.







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.

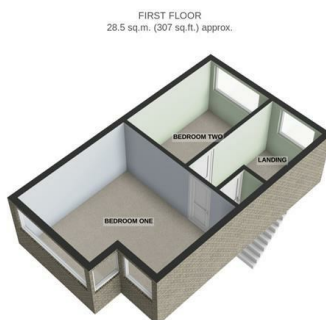
Viewings

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) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2025

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