



£135,000

TENURE : FREEHOLD

Butlers Meadow, Warton, PR4

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

**3 BEDROOM MID TERRACE
HOUSE IN WARTON**

CLOSE TO LOCAL SHOPS

SCHOOLS & BAE

LARGE LOUNGE DINER

MODERN KITCHEN

2 DOUBLE BEDROOMS

Harbour Properties

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Harbour Properties are delighted to advertise this three bedroom mid terrace house on Butlers Meadow, in Warton. The property briefly comprises an entrance hall, kitchen, large L-shaped lounge diner, two double bedrooms, a third single bedroom, a modern fitted bathroom and a separate toilet. The property also boasts a front garden, rear yard with outhouse and gas central heating with combi boiler. The property is freehold but does has an estate management fee of £35 per month.

HALL 3.50m x 1.80m (11' 6" x 5' 11")

UPVC front door leading into entrance hallway, with laminate flooring, and understairs storage space.

LOUNGE/DINER 5.70m x 4.90m (18' 8" x 16' 1")

Off the hallway is a good sized, L-shaped lounge and diner. The room boasts grey laminate flooring and front and rear aspect windows.

KITCHEN 5.70m x 2.20m (18' 8" x 7' 3")

Modern fitted kitchen which features white wooden wall and base units, black worktops, electric oven & hob, with a tiled splashback. the room also features a tiled floor, a window to the front and a UPVC door to the rear for access to the rear garden.

BEDROOM 1 3.80m x 3.30m (12' 6" x 10' 10")

Upstairs the master bedroom is to the front and is a good sized double room. It includes a double glazed window over looking the front garden, carpet flooring an a cupboard over the stairs.

BEDROOM 2 3.20m x 2.90m (10' 6" x 9' 6")

The second bedroom is also a good sized double room, with carpet and storage cupboard.

BEDROOM 3 2.30m x 2.60m (7' 7" x 8' 6")

The third bedroom is a single room to the rear and includes a double wardrobe.

BATHROOM 1.70m x 2.20m (5' 7" x 7' 3")

Modern fitted bathroom boasting tiled floor and walls, P-shaped bath, with dual shower head, and shower screen, sink within a vanity unit and mixer tap, heated towel rail and frosted window.

WC 0.70m x 1.40m (2' 4" x 4' 7")

The property also features a separate WC with vinyl flooring, toilet with dual flush and toilet roll holder.

OUTSIDE

To the front of the property is a garden lawn with a path down the centre to the front door. To the rear is a yard which includes a brick outhouse and a gate for rear access.

Disclaimer

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GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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