



Asking Price £169,950

TENURE : LEASEHOLD

Byron Avenue, Warton, PR4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

2 BEDROOM

**SEMI DETACHED HOUSE IN
WARTON**

**FRESHLY DECORATED AND
CARPETED THROUGHOUT**

**MODERN FITTED KITCHEN
AND GOOD SIZED LOUNGE**

MODERN BATHROOM

FRONT AND REAR GARDENS

Harbour Properties

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Website: <http://www.harbourproperties.co.uk>



Harbour Properties are delighted to advertise this two bedroom, semi-detached house, on a quiet cul-de-sac in Warton, close to local amenities, schools and BAE Systems. The property has been redecorated and recarpeted throughout and briefly comprises an entrance hall with storage cupboard, modern fitted kitchen to the rear, and good size lounge with gas fire to the front. Upstairs the property includes a large master double bedroom, single second bedroom and a modern bathroom. The property also boasts gas central heating with a combi boiler, driveway for off road parking, front and rear gardens. The property has no onward chain and is leasehold but only has a £50 annual charge.

ENTRANCE HALL

Brand new composite front door leading into entrance hallway, with under stair storage cupboard, and access to lounge and kitchen

LOUNGE *3.20m x 3.50m (10' 6" x 11' 6")*

To the front of the property is a good sized lounge with bay window, and gas fire place and surround. The room has been freshly decorated and re-carpeted.

KITCHEN *3.10m x 3.50m (10' 2" x 11' 6")*

To the rear of the property is a modern fitted kitchen with wooden wall and base units, marble effect worktops, stainless steel sink and mixer tap, electric oven and extractor hood, four ring gas hob, and tiled splashback. The room also boasts double glazed UPVC doors to the rear garden, tiles floor and spotlighting, as well as being freshly decorated.

BATHROOM *1.80m x 1.55m (5' 11" x 5' 1")*

Upstairs features a family bathroom including tiled walls and floor, a mains shower in a shower cubical with dual shower heads, a toilet with dual flush, a basin, heated towel rail and a frosted double glazed window.

BEDROOM 1 *3.55m x 3.45m (11' 8" x 11' 4")*

The master bedroom is to the front of the property and is a large double. The room boasts brand new carpet and décor.

BEDROOM 2 *1.75m x 1.80m (5' 9" x 5' 11")*

The second bedroom overlooks the rear of the property and is a single bedroom, with new carpet and décor.

OUTSIDE

To the front of the property is a lawn and a drive, running down the side and to the new front door. To the rear is an enclosed rear garden with lawn and new fencing.

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.



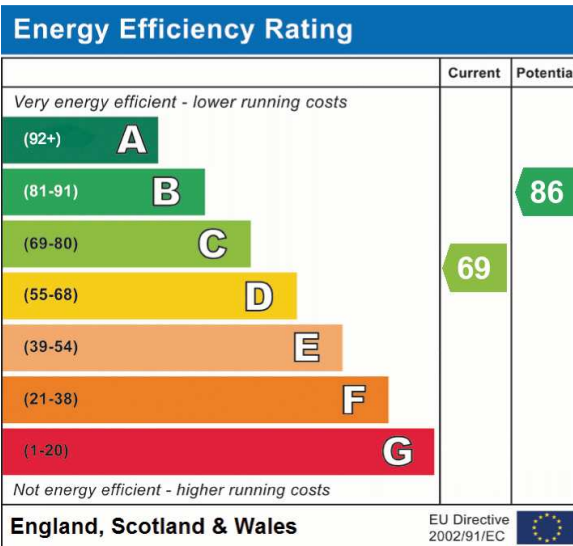


GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.

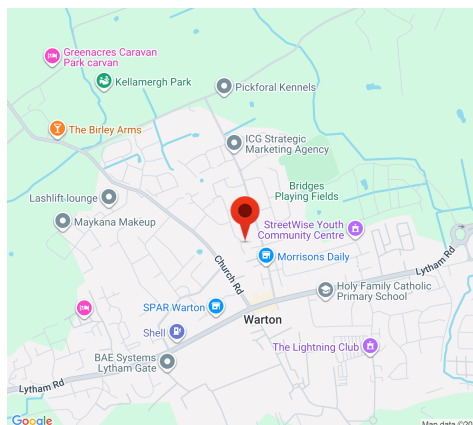
1ST FLOOR
278 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA: 561 sq.ft. (52.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not 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.
Made with MetreX 62006



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