



Asking Price £139,950

TENURE : FREEHOLD

Butlers Meadow, Warton, PR4

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

**3 BEDROOM MID TERRACE
HOUSE FOR SALE**

IN WARTON

CLOSE TO SHOPS

AMENITIES & BAE

**LARGE LOUNGE/DINER AND
FITTED KITCHEN**

**2 DOUBLE BEDROOMS AND
THIRD SINGLE ROOM**

Harbour Properties

150B Lytham Road, Warton, Preston, PR4 1XE

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



Harbour Properties are delighted to advertise this three bedroom mid terrace house on Butlers Meadow in the heart of Warton village, close to local schools, amenities and BAE Systems. The property briefly comprises an entrance hall, modern fitted kitchen, large lounge/diner, good sized family bathroom, two double bedrooms and a single third bedroom. The property also boasts gas central heating, garage, a front garden and enclosed rear yard with brick outhouse. The property is Freehold, but does have estate management fees of approximately £35 per month. There is no onward chain.

ENTRANCE HALL *1.85m x 2.10m (6' 1" x 6' 11")*

UPVC front door leading into entrance hall which features laminate flooring, coat hooks, and access to up stairs.

KITCHEN *2.35m x 5.45m (7' 9" x 17' 11")*

Off the hallway is a good sized, modern, fitted kitchen including tiled floor, wooden wall and base units, electric oven, five ring gas hob, under counter space for other appliances, part tiled walls and a storage cupboard.

LOUNGE *3.65m x 7.55m (12' x 24' 9")*

To the rear of the property is a large lounge and dining space. The room boasts carpeted flooring, patio doors to the rear garden, and two double glazed windows making the room bright and airy.

BATHROOM *1.85m x 2.80m (6' 1" x 9' 2")*

At the top of the stairs is the family bathroom which features tiled floor and walls, toilet, basin, an electric shower over the bath, with a shower screen, two frosted double glazed windows, shelving and a heated towel rail.

BEDROOM 1 *3.30m x 3.65m (10' 10" x 12')*

The master bedroom is a good sized double bedroom looking over the rear of the property and includes double glazed window, carpet and fitted wardrobes.

BEDROOM 2 *3.50m x 3.65m (11' 6" x 12')*

The second bedroom is also a double bedroom with fitted wardrobe to the rear of the property.

BEDROOM 3 *2.80m x 1.70m (9' 2" x 5' 7")*

The third bedroom is a smaller double or single bedroom with fitted wardrobe to the front of the property.

OUTSIDE

To the front of the property is an unallocated off road parking bay and a front garden with wooden fencing and gate. To the rear is a yard with brick outhouse. Further down the road the property also includes a garage with up and over door.

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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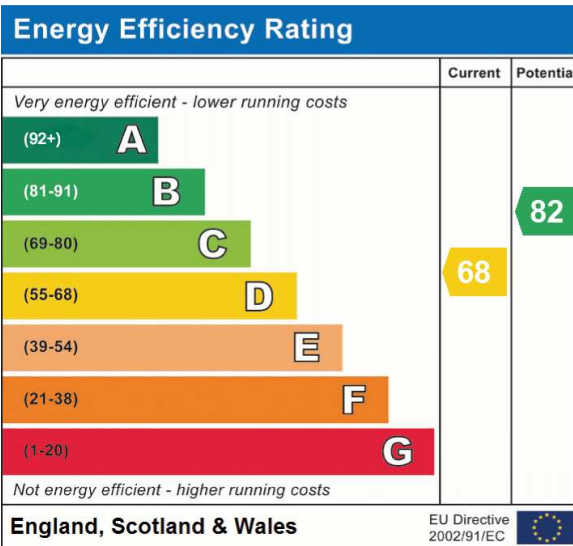
GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (82.9 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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Address: Butlers Meadow, Warton, PR4

