

Property Particulars

Thunderbolt Avenue, Warton.



- **Semi Detached Three Storey Home**
- **Four Bedrooms**
- **Spacious Open Plan Family Room, Kitchen, Dining & Sitting**
- **Beautifully Presented**
- **Most Versatile & Adaptable Property**
- **One En suite, Family Bathroom & Downstairs Cloaks WC**
- **Formal First Floor Lounge**
- **Great Setting & Location**

£234,995

A beautifully designed three storey town house in the sought after location of Warton on the outskirts of Lytham with all the superb services and amenities on offer, as well as local schools. This lovely home is arranged over three floors and offers exceptional and versatile accommodation. To the ground floor is bedroom four or an additional lounge if needed, a downstairs cloaks WC and a fabulous size family room incorporating a well designed kitchen sitting and dining area with doors overlooking and accessing the rear garden. There is a formal lounge at first floor level in addition to a bedroom with en suite facilities. To the second floor are bedrooms one and three, both good sizes serviced by the main family bathroom. To the front is an open plan lawn garden and an enclosed rear garden to the rear. Viewing is essential to fully appreciate the size, setting and location of this wonderful home.

Entrance Hall -

With door to front, stairs to first floor, large cloakroom, storage cupboard and doors off to bedroom four and the family room/kitchen



Cloaks WC -

With a two piece suite comprising wash hand basin and low suite W.C

Bedroom Four - 9' 2" x 6' 1" (2.79m x 1.85m)

Single bedroom with uPVC double glazed window to the front, radiator and ceiling light.

Kitchen/Diner/Family Room - 20' 0" x 12' 11" (6.09m x 3.93m)

The perfect kitchen dining and family room. Stunning newly fitted kitchen with a range of wall, drawer and base units with contrasting working surfaces, five ring gas hob with extractor over, electric double oven, integrated fridge/freezer, integrated dishwasher and sink unit with drainer. This family room can be used in multiple ways and is perfect for any family to dine, sit or cook. French doors into the rear garden.



First Floor Landing -

With doors off and stairs to Second Floor.

Bedroom One - 13' 0" x 10' 1" (3.96m x 3.07m)

With two uPVC double glazed windows to the front, sliding door fitted wardrobe, ceiling light, radiator and door to en-suite.



En-suite -

With a three piece suite comprising low suite W.C. pedestal wash hand basin and glazed double shower enclosure with shower, opaque uPVC double glazed window and part tiled elevations.



Lounge - 12' 11" x 11' 8" (3.93m x 3.55m)

Currently utilised as a bedroom this versatile reception room looks onto the rear garden and is a valuable addition to this spacious family home.



Second Floor Landing -

With doors off

Bedroom Two - 12' 9" x 11' 4" (3.88m x 3.45m)

With velux double glazed window to the rear, radiator, ceiling light and stylish fitted wardrobes.



Bedroom Three - 12' 8" x 7' 7" (3.86m x 2.31m)

With two double glazed windows to the front, radiator, ceiling light and stylish fitted wardrobes.



Bathroom -

With a three piece suite comprising low suite W.C. wash hand basin and panelled bath with shower attachment.



Rear Garden -

Mainly laid to lawn with paved and decked patio's. Fully enclosed with garden shed and side access.



Outside -

To the front the house is a small private garden and a private double driveway.

Disclaimer –

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm