



Asking Price £199,995

TENURE : FREEHOLD

Lightning Close, Warton, PR4

Bedrooms : 3

Bathrooms : 3

Reception Rooms : 1

**THREE BEDROOM SEMI-
DETACHED HOUSE FOR SALE**

**LOCATED IN THE SOUGHT
AFTER VILLAGE OF WARTON**

MODERN FITTED KITCHEN

LOUNGE & DOWNSTAIRS WC

**THREE GOOD SIZE
BEDROOMS**

BATHROOM & EN-SUITE

Harbour Properties

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

admin@harbourproperties.co.uk | 01772631770

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



Harbour Properties are delighted to bring to the market for sale, this stunning three bedroom, semi-detached house on the new Highgate Park development, in the sought after village of Warton. The property is ideally located close to the village centre, shops, local schools and BAE Systems. It is also just a 7 minute drive into nearby Lytham with its famous green and vibrant town centre. The property briefly comprises an entrance hallway, downstairs WC, modern fitted kitchen and large living area. Upstairs comprises a large master bedroom with en-suite, one further double bedroom, one single bedroom and a family bathroom. The property also boasts double glazing, gas central heating, driveway for parking two cars and an enclosed rear garden. The property is freehold with no onward chain. There is currently estate fees of approx £166 per annum.

HALLWAY 3.71m x 1.99m (12' 2" x 6' 6")

Entrance hallway with wood laminate flooring and storage cupboard, leading to....

WC 1.60m x 1.00m (5' 3" x 3' 3")

Downstairs WC and basin.

KITCHEN 3.71m x 2.43m (12' 2" x 8')

Modern fitted kitchen with grey wall & base units, wooden effect worktops and wood laminate flooring. Comes with integrated fridge/freezer, washing machine, dishwasher, oven, hob and extractor.

LOUNGE 4.58m x 4.42m (15' x 14' 6")

Large living space to the rear of the property. Comes with wood laminate flooring, storage cupboard and French doors leading to the rear garden.

BEDROOM 1 3.51m x 2.57m (11' 6" x 8' 5")

Large double bedroom to the rear with carpet and en-suite.

EN-SUITE 2.57m x 1.60m (8' 5" x 5' 3")

En-suite to main bedroom with WC, basin and walk-in shower.

BEDROOM 2 3.70m x 2.57m (12' 2" x 8' 5")

Good size double bedroom with carpet to the front.

BEDROOM 3 2.02m x 1.86m (6' 8" x 6' 1")

Large single or small double bedroom to the rear with carpet.

BATHROOM 2.02m x 1.86m (6' 8" x 6' 1")

Modern family bathroom with vinyl flooring, part tiled walls, WC, basin and shower over bath.

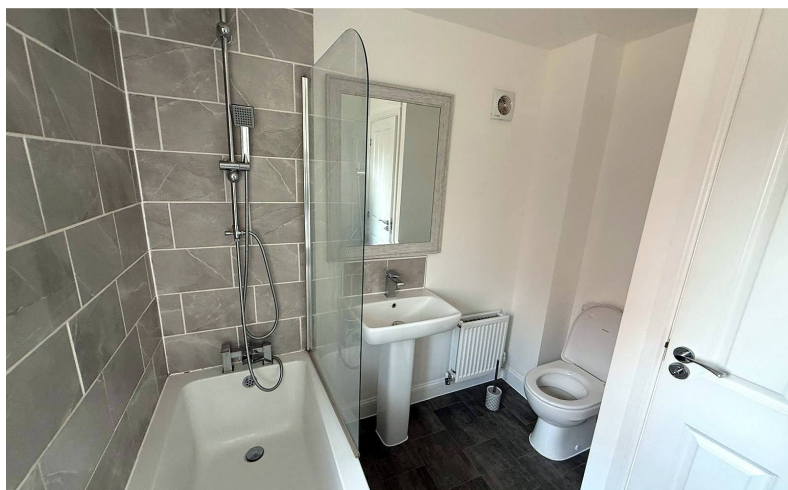
OUTSIDE

To the front is a large driveway for parking two cars and small front garden area. To the rear is an enclosed garden with lawn and patio areas.

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
394 sq. ft. (36.6 sq.m.) approx.

1ST FLOOR
394 sq. ft. (36.6 sq.m.) approx.

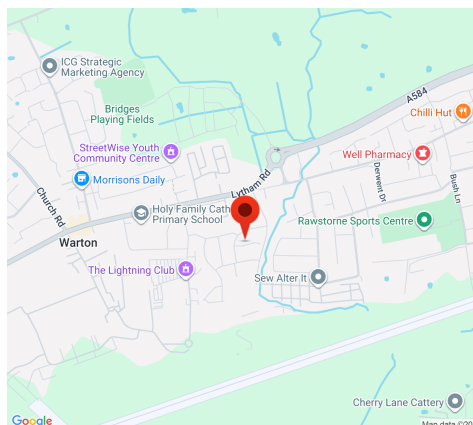


TOTAL FLOOR AREA: 789 sq. ft. (73.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Made with Metronom 62005

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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