



Asking Price £169,950

TENURE : FREEHOLD

Clifton Avenue, Warton, PR4

Bedrooms : 4

Bathrooms : 1

Reception Rooms : 1

**4 BEDROOM TERRACE
HOUSE FOR SALE IN
WARTON**

CLOSE TO LOCAL SHOPS

SCHOOLS & BAE SYSTEMS

**MODERN FITTED BATHROOM
WITH WALK IN SHOWER**

LARGE LOUNGE/DINER

**LARGE DRIVE & REAR
GARDEN WITH OUTHOUSE**

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 for sale, this modern four bedroom mid terrace house in Warton, The property benefits from being located just minutes walk to the popular village centre, schools, local parks and is also in great proximity to BAE Systems in Warton. The property is also just a short drive to near-by Lytham with its stunning green, vibrant town centre, popular shops, restaurants and amenities. The property is also located mid-way between the large urban areas of Blackpool and Preston. The property briefly comprises an entrance hallway, large and spacious lounge/diner, contemporary fitted kitchen, modern tiled bathroom, three double bedrooms and one single bedroom. The property also boasts a large drive for off road parking, good sized rear garden with brick outhouse and gas central heating with combi boiler. The property is freehold in tenure.

ENTRANCE HALL 140' 2" x 70' 1" (3.56m x 1.78m)

Entered via a uPVC front door with glazed panels, entrance hall features laminate flooring and useful under-stair coat hooks. It provides access to both the lounge and the kitchen.

LOUNGE/DINER 7.20m x 4.42m (283' 6" x 174' 0")

Lounge/ Diner featuring, grey carpet, and a decorative fireplace with surround set within the chimney breast (gas fire currently disconnected). Large bay windows to both the front and rear flood the room with natural light while providing outlooks over the surrounding area.

KITCHEN 146' 1" x 122' 10" (3.71m x 3.12m)

Contemporary fitted kitchen featuring a tiled floor, a range of wall and wood-effect base units, and pale grey worktops. The kitchen benefits from partially tiled walls, a chrome sink with mixer tap, a built-in oven, electric hob with overhead extractor hood, and plumbing for both a washing machine and dishwasher. Rear access leads directly to the garden, while windows overlook the rear of the property, providing plenty of natural light.

MASTER BEDROOM 4.22m x 3.00m (166' 2" x 118' 1")

Good sized master bedroom, with bay window over looking the front of the property.

BATHROOM 2.36m x 1.80m (92' 11" x 70' 10")

Modern fitted three-piece bathroom comprising stylish stone-effect wall and floor tiles, inset spotlights, a walk-in rainfall shower with separate handheld shower attachment, a heated towel rail, low-level WC with dual flush, and a wash basin with vanity unit, mixer tap, and mirror above.

BEDROOM 2 164' 2" x 116' 11" (4.17m x 2.97m)

Second large double bedroom, to the rear of the property with large bay windows overlooking the garden.

BEDROOM 3 127' 11" x 77' 11" (3.25m x 1.98m)

Third double bedroom, with laminate flooring.

BEDROOM 4 107' 10" x 94' 11" (2.74m x 2.41m)

The fourth bedroom is a single room to the front of the property.

OUTSIDE

To the front of the property is a brick drive way for parking multiple cars. There is access down the side of the property to the rear garden, which has a paved area, a large lawn and a brick outhouse.

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
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Clifton Avenue, Warton, PR4

