



Asking Price £194,950

TENURE : FREEHOLD

Maple Grove, Warton, PR4

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

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

CLOSE TO VILLAGE CENTRE

**BAE SYTEMS AND NEARBY
LYTHAM**

ENTRANCE PORCH

LOUNGE

FITTED KITCHEN

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 have been instructed to bring to the market for sale, this well presented, three bedroom, semi-detached house. Located in a very popular residential area, in the sought village of Warton, this cul-de-sac is an ideal location for a quiet relaxing space. 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. Downstairs comprises an entrance porch, lounge, fitted kitchen, WC and a spacious rear conservatory. Upstairs has two good size double bedrooms, one large single room and a family bathroom. To the front is a lawn and driveway for parking. To the rear of the property is a large, enclosed, low maintenance garden. The property is freehold in tenure with no onward chain.

PORCH 1.90m x 1.00m (6' 3" x 3' 3")

Entrance porch with wood laminate flooring, leading to.....

LOUNGE 5.13m x 4.26m (16' 10" x 14')

Large lounge located to the front of the property with gas fire and surround, under stairs storage cupboard and door leading to kitchen.

KITCHEN 5.13m x 2.65m (16' 10" x 8' 8")

Modern fitted kitchen with brick tiling, wood laminate flooring, white wall & base units and black granite effect worktops. Comes with a space for a small table & chairs and side door leading to the driveway.

DOWNSTAIRS WC 1.00m x 0.72m (3' 3" x 2' 4")

Off the kitchen is a downstairs WC.

CONSERVATORY 4.60m x 2.85m (15' 1" x 9' 4")

To the rear of the property is a large sunny conservatory with wood laminate flooring and stunning bi fold doors, leading to the rear garden.

BEDROOM 1 3.62m x 3.06m (11' 11" x 10')

Large double bedroom with carpet and fitted wardrobes, located to the front of the property.

BEDROOM 2 3.25m x 3.06m (10' 8" x 10')

Good size double bedroom with carpet to the rear of the property.

BEDROOM 3 2.64m x 1.95m (8' 8" x 6' 5")

Good size single bedroom with carpet to the front of the property.

BATHROOM 2.23m x 1.91m (7' 4" x 6' 3")

Modern bathroom with WC, basin, heated towel rail and large walk-in shower.

OUTSIDE

To the front of the property is a lawn, driveway for parking and path. To the rear is a modern, enclosed garden with stylish flagging for low maintenance.

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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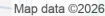


1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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