



## Lytham Road, Warton, PR4 1AE

- TWO BEDROOM MID TERRACED HOUSE
  - EXCELLENT OPPORTUNITY
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
  - EPC = C
- \*\*\*\*\* IN NEED OF SOME IMPROVEMENTS
- CLOSE TO BAE SYSTEMS AND TRANSPORT LINKS TO THE FYLDE COAST
  - LARGE REAR GARDEN
- \*\*\*\* OFFERED WITH VACANT POSSESSION & NO CHAIN DELAY

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**[www.tempoestates.co.uk](http://www.tempoestates.co.uk)**

Contact Annette & Team Tempo **NOW**

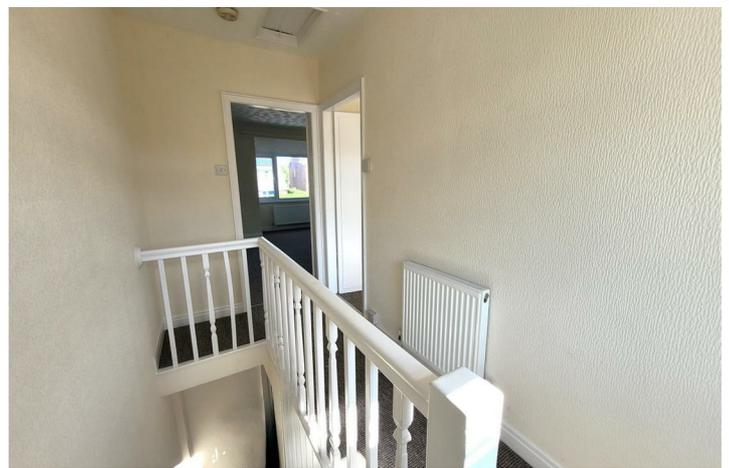
# Lytham Road, Warton PR4 1AE

OFFERED WITH VACANT POSSESSION. In need of some Improvements!! Two Bedroom Mid Terraced House and offers an excellent opportunity. The accommodation briefly comprises: Lounge, Kitchen, Rear Porch and Ground Floor Bathroom. To the First Floor, Two Generous Sized Bedrooms and spacious Landing. Paved patio area to the rear with large laid to lawn area and Communal access for bins. UPVC double glazing and gas central heating system. EPC = C \*\*\*No Chain Delay



Council Tax Band: C

Tenure: Freehold



### **Porch**

Entrance porch with inset doormat and windows to front and side elevation.

### **Lounge**

13'10" x 12'2"

Reception room with panel radiator, two wall lights, coving and window to front elevation.

### **Kitchen**

9'11" x 6'7"

Eye and base level units with contrasting worktops and tiled splashback. Stainless steel sink with drainer and mixer, ceiling light, lino flooring and window to rear elevation.

### **Rear Porch**

Door to rear porch with further door to storage room with window and uPVC door to rear garden.

### **Bathroom**

5'4" x 4'11"

Three piece suite comprising: low flush WC, hand wash basin with pedestal and mixer and corner shower unit. Tiled walls, lino flooring, ceiling light and frosted window to rear.

### **Landing**

Stairs leading to first floor with spindled balustrade, window to rear elevation, ceiling light and hatch to loft housing boiler.

### **Bedroom One**

13'9" x 12'2"

Double bedroom with feature fireplace, panel radiator, storage cupboard, two ceiling lights and two windows to front elevation.

### **Bedroom Two**

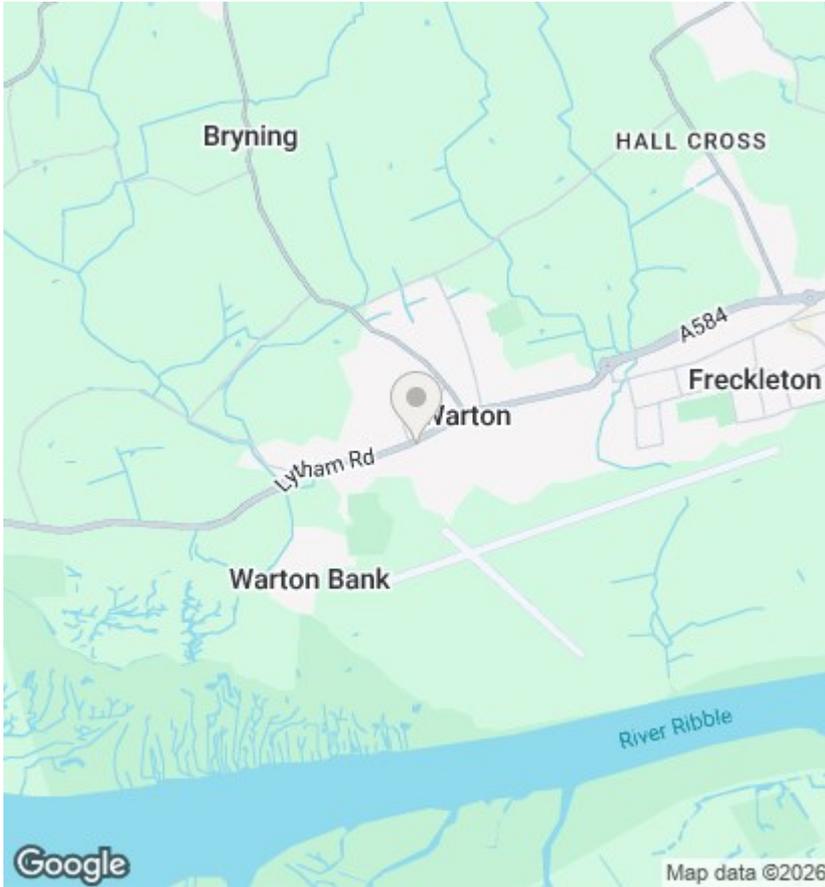
11'2" x 6'7"

Second bedroom with panel radiator, ceiling light and window to rear elevation.

### **Exterior**

Paved yard to the front of the property, set back from the road. Paved patio area to the rear with large laid to lawn area and timber fence to one side. Communal access for bins.





## Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

## Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

## EPC Rating:

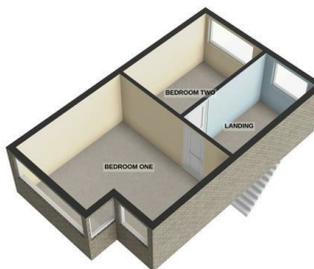
C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 86        |
| (69-80) C                                   |  | 70                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

GROUND FLOOR  
31.5 sq.m. (339 sq.ft.) approx.



FIRST FLOOR  
28.5 sq.m. (307 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2025

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