



Butlers Meadow

47 Butlers Meadow Warton, Preston, Fylde, Lancashire, PR4 1XL

Carl Jackson

Helping You Move **The Right Way**



47 Butlers Meadow is ideal for first-time buyers, investors or young families seeking an affordable home in Warton, with convenient access to village amenities, local schools, transport links and nearby BAE Systems employment opportunities.

TWO-BEDROOM end-terrace home

Approximately 872 sq ft of accommodation

FREEHOLD property

Well-proportioned living space

Established residential setting

Located in the heart of WARTON

Excellent access to BAE SYSTEMS

Convenient for local shops and amenities

Nearby primary schools and transport links

Good access towards LYTHAM and PRESTON

An excellent FIRST-TIME BUY

Strong potential BUY-TO-LET investment

Affordable entry into the Warton market

Opportunity to personalise and add value





This two bedroom end terrace home is positioned within the established Butlers Meadow development in Warton, offering practical accommodation and excellent potential for first-time buyers, young couples or property investors.

Inside, the accommodation is arranged across two floors, with a comfortable living space providing room for everyday relaxation and entertaining. The kitchen offers practical preparation and storage space, while the overall layout feels straightforward, manageable and easy to maintain.

Upstairs, there are two well-proportioned bedrooms, providing flexibility for a couple, small family, visiting guests or those needing a home office. The accommodation is completed by the main bathroom, creating a home that offers everything required for comfortable everyday living.

The property's end position provides additional privacy, while its location places residents within easy reach of Warton's shops, schools, bus routes and everyday amenities. BAE Systems is also conveniently close, making this an especially appealing choice for employees.



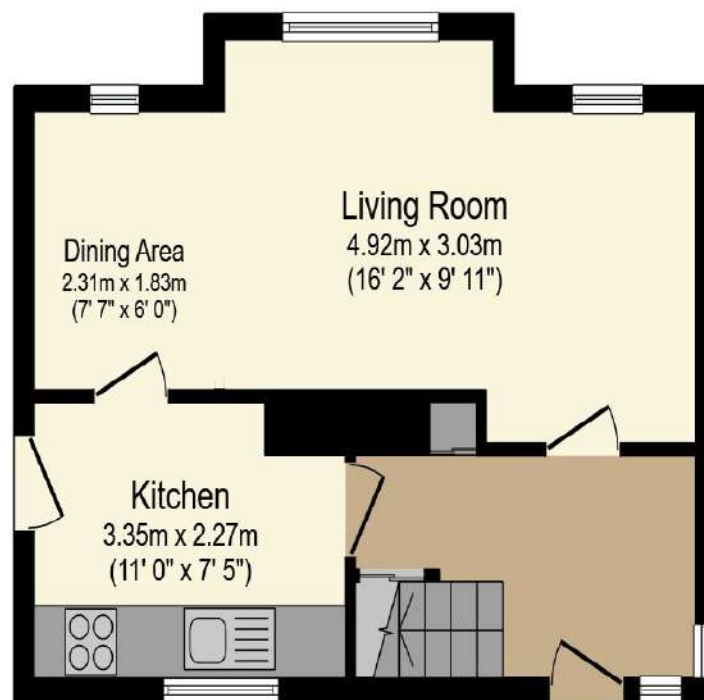
With approximately 872 square feet of accommodation and freehold tenure, 47 Butlers Meadow represents an affordable opportunity to purchase a well-located home with scope to personalise, improve and add further value over time.

Butlers Meadow offers an affordable opportunity for first-time buyers or investors, combining practical accommodation, freehold tenure and a convenient Warton location close to local amenities and nearby BAE Systems.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Total floor area: 68.1 sq.m. (733 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

About The Area

LYTHAM

Lytham is one of the Fylde Coast's most desirable places to live, admired for its elegant character, boutique shopping, vibrant café culture and excellent restaurants.

Centred around the historic green and iconic windmill, the town offers a unique blend of coastal living and refined lifestyle appeal, attracting buyers from across the North West and beyond.

Independent boutiques, stylish wine bars, artisan coffee shops and well-regarded eateries line the streets, creating an atmosphere that feels both upmarket and welcoming.

Lytham is also widely known for its lively social calendar, including the internationally recognised Lytham Festival, popular seasonal events and the beautiful Lowther Gardens, which provide a focal point for outdoor concerts, theatre and relaxed afternoons in peaceful surroundings.

Combined with excellent transport links, scenic coastal walks and a strong sense of community, Lytham continues to be a location where people aspire to live, settle and enjoy a superb quality of life.

Fylde Coast

The Fylde Coast is a highly desirable stretch of Lancashire coastline, with Lytham St Annes at its heart. Known for boutique shops, stylish cafés, excellent restaurants and scenic coastal walks the area offers a relaxed yet sophisticated lifestyle. Lowther Gardens, Fairhaven Lake and annual events such as Lytham Festival further enhance its appeal..



Helping You Move **The Right Way**

Hello, I'm **Carl Jackson** and I live in beautiful Lytham St Annes. Guiding you every step of the way with trusted local knowledge, it is more than just about selling a home. Here are a few of the reasons why you should trust **Jacksons Estates** help you move the right way.

- » 7 days a week. Evenings. Weekends. I work when buyers are looking
- » Every viewing handled by me. No “door openers.” No missed chances
- » I sell homes others can't. That's where I thrive
- » Marketing that stops the scroll — not average, not forgettable
- » I don't wait for buyers. I go and find them
- » I create urgency that pushes your price higher
- » Straight-talking advice. No overpricing. No false promises
- » I prepare your home before every viewing — detail wins deals
- » One point of contact. Start to finish. No being passed around
- » I treat your sale like my own — Results matter!

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