



Asking Price £209,950

TENURE : FREEHOLD

Chapel Lane, Warton, PR4

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

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

**LOCATED ON THE SOUGHT
AFTER BLACKFIELD GREEN
DEVELOPMENT**

CLOSE TO VILLAGE CENTRE

BAE SYSTEMS AND LYTHAM

LARGE LOUNGE/DINER

**MODERN KITCHEN &
DOWNSTAIRS WC**

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 modern, three bedroom, semi-detached house, located on the sought after Blackfield Green development, in the popular village of Warton. The house is in a fantastic location close to major bus routes, a short drive to the motorway network and train stations. It is also just a few minutes drive to nearby Lytham with its famous green and vibrant town centre. The property is only three and a half years old and briefly comprises an entrance hallway, downstairs WC, spacious lounge/dining room, modern fitted kitchen/diner, large double master bedroom, two further good sized bedrooms and a modern family bathroom. The property also boasts double glazing, gas central heating with combi boiler, a driveway for parking two cars, plus enclosed, private rear garden with patio and lawn areas. The property is freehold in tenure with estate fess of £243.72 per annum.

HALLWAY 11'5" (3m 47cm) X 3'4" (1m 1cm)

Entrance hallway with wood effect vinyl flooring, leading to.....

LOUNGE/DINER 16'7" (5m 5cm) x 14'7" (4m 44cm)

Very large and spacious lounge and dining area. Comes with carpet and french doors leading out to the rear garden. There is ample space for living and dining areas.

KITCHEN 10'2" (3m 9cm) x 7'4" (2m 23cm)

Modern fitted kitchen with white wall & base units, grey marble effect worktops and vinyl flooring. Comes with integrated oven, hob and extractor. Space for fridge/freezer, dryer and washing machine.

WC 7'2" (2m 18cm) x 2'10" (86cm)

Downstairs WC and basin.

BEDROOM 1 14'6" (4m 41cm) x 10'3" (3m 12cm)

Large and spacious double bedroom with vinyl flooring to the front of the property. Comes with airing cupboard and large fitted wardrobes.

BEDROOM 2 11'3" (3m 42cm) x 7'7" (2m 31cm)

Good size second double bedroom with vinyl flooring, to the rear of the property.

BEDROOM 3 7'8" (2m 33cm) x 6'7" (2m 0cm)

The third bedroom is a large single room with vinyl flooring to the rear of the property.

BATHROOM 7'7" (2m 31cm) x 5'4" (1m 62cm)

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

OUTSIDE

To the front of the property is a large driveway for parking two vehicles. To the rear is an enclosed garden with large patio area and lawn. There is access through french doors in the lounge and a side gate.

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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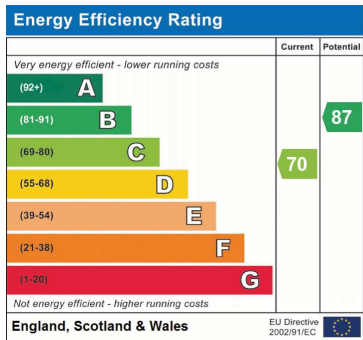






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